

FILED: JUL 30, 2021 01:55 PM
OREGON SECRETARY OF STATE



LIEN NO. 92884061

M & H (SNEAD), LLC

UCC

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. E-MAIL CONTACT AT FILER [optional]

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

UNISEARCH inc.

Global Solutions for Corporate and Financial Compliance

698 12th Street SE, Ste 200, Salem OR 97301

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME — Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME

M & H (SNEAD), LLC

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

1c. MAILING ADDRESS

4275 SW 139th Way

CITY

Beaverton

STATE

OR

POSTAL CODE

97005-2302

COUNTRY

USA

2. DEBTOR'S NAME — Provide only one debtor name (2a or 2b) (use exact, full name; do not omit, modify or abbreviate any part of the Debtor's name); if any part of the individual Debtor's name will not fit in line 2b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

2c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME

Bank of America, N.A.

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

3c. MAILING ADDRESS

900 W Trade St ***

CITY

Charlotte

STATE

NC

POSTAL CODE

28255

COUNTRY

USA

4. COLLATERAL: This financing statement covers the following collateral:

*** NC1-026-06-06, Gateway Village-900 Building

The property described on attached Schedule 1 which is located on the real property described in attached Exhibit A, both of which are incorporated herein by this reference.

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and instructions) ☐ being administered by a Decedent's Personal Representative

6. Check only if applicable and check only one box:

☐ Public-Finance Transaction

☐ A Debtor is a Transmitting Utility

7. ALTERNATIVE DESIGNATION (if applicable):

☐ Lessee/Lessor

☐ Consignee/Consignor

☐ Seller/Buyer

☐ Bailee/Bailor

☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA

96501-294 (OR)

Fidelity National Title of Oregon 4514 2103 NO. 01 C0000

SCHEDULE 1

Financing Statement (continued)

Secured Party: **BANK OF AMERICA, N.A.**, a national banking association

Name of Debtor: **M & H (SNEAD), LLC**, an Oregon limited liability company

Item No. 4:

All of Debtor's right, title and interest, whether presently existing or hereafter acquired in and to all of the following property (collectively, the "Personalty"):

(a) All materials, supplies, goods, tools, furniture, fixtures, equipment, and machinery which in all cases is affixed or attached, or to be affixed or attached, in any manner on the Land or the Improvements;

(b) All crops growing or to be grown on the Land (and after severance from the Land); all standing timber upon the Land (and after severance from the Land); all sewer, water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant to the Land) and all evidence of ownership rights pertaining to such water or water rights, ownership of which affect the Land; and all architectural and engineering plans, specifications and drawings which arise from or relate to the Land or the Improvements;

(c) All permits, licenses and claims to or demands for the voluntary or involuntary conversion of any of the Land, Improvements, or other Property into cash or liquidated claims, proceeds of all present and future fire, hazard or casualty insurance policies relating to the Land and the Improvements, whether or not such policies are required by Secured Party, and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any breach of warranty, misrepresentation, damage or injury to, or defect in, the Land, Improvements, or other Property or any part of them;

(d) All substitutions, replacements, additions, and accessions to any of the above property, and all books, records and files relating to any of the above property, including, without limitation, all general intangibles related to any of the above property and all proceeds of the above property.

Capitalized terms used above without definition have the meanings given them in the Line of Credit Trust Deed (the "Deed of Trust") dated as of July 23, 2021, given by Debtor for the benefit of Secured Party, as Beneficiary, and recorded in the Official Records of Washington County, State of Oregon. The real property encumbered by the Deed of Trust, and on which the personal property described herein is located (other than as described hereinabove), is described on Exhibit A attached hereto. Any term used or defined in the Oregon Uniform Commercial Code, as in effect from time to time, which is not defined in this financing statement has the meaning given to that term in the Oregon Uniform Commercial Code, as in effect from time to time, when used in this financing statement. However, if a term is defined in Article 9 of the Oregon Uniform Commercial Code differently than in another Article of the Oregon Uniform Commercial Code, the term has the meaning specified in Article 9.

The filing of this financing statement shall not be construed to derogate from or impair the lien or provisions of the Deed of Trust with respect to any property described in it which is real property.

UCC-1 Collateral Description

Similarly, nothing in this financing statement shall be construed to alter any of the rights of Secured Party as determined by the Deed of Trust or the priority of Secured Party's lien thereby created. This financing statement is declared to be for the protection of Secured Party in the event any court shall at any time hold that in order to be effective against a particular class of persons, including the United States Government or any of its agencies, notice of Secured Party's priority of interest in any property or interests described in the Deed of Trust must be filed in the office where this financing statement is filed.

EXHIBIT A
LEGAL DESCRIPTION

A tract of land including a portion of Lots 3, 4, 5, and 6, CLAASSEN'S HALF ACRES, and Lot 13, QUAD 141, in the City of Beaverton, County of Washington and State of Oregon, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 12, QUAD 141, thence North 89°42'41" East along the South right of way of SW Carousel Court, 147.72 feet to an iron rod; thence along the arc of a 12 foot radius curve to the right, having a central angle of 90°01'07" the long chord of which bears South 45°18'45" East 16.97 feet, 18.85 feet, to the West right of way of SW 141st Avenue; thence South 0°16'12" East 119.11 feet; thence along the said right of way South 46°08'59" East 13.93 feet to the Southeast corner of Lot 13, QUAD 141; thence South 0°16'12" East along the said right of way 367.43 feet to the Northerly right of way of SW Tualatin Valley Highway No. 8; thence North 81°37'16" West along the Northerly right of way of SW Tualatin Valley Highway No. 8, a distance of 171.87 feet to the Southeast corner of Lot 11, QUAD 141; thence North 0°15'25" West along the East line of QUAD 141, 482.34 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the land granted to the State of Oregon for road purposes by Donation Deed dated January 29, 2021, and recorded April 27, 2021 as Instrument No. 2021-050946 in the records of Washington County, Oregon.

Street Address of Property

14105 Southwest Tualatin Valley Highway
Beaverton, Oregon 97005