COLLOW INSTRUCTIONS A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) Online Dept., 888-507-4593 B. E-MAIL CONTACT AT SUBMITTER (optional) C. SEND ACKNOWLEDGMENT TO: (Name and Address) 7185 DATA RESEARCH, INC. 7185 7185 MUCCI-1315237 SEED BELOW FOR SECURED PARTY CONTACT INFORMATION THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY 10 DEBTOR'S NAME: Provide only ongo bebtor name (1a or 1b) (use exact, full name, do not onli, modify, or abbreviate any part of the Individual Debtor's name, vill not fin line its, lave all of tem blank, check here Into RIGANIZATION'S NAME ROUNTIFUL INVESTMENTS, LLC 10. INGADRESS CITY SILE OFT'S NAME: Provide only ongo bebtor name (2a or 2b) (use exact, full name, do not ni, modify, or abbreviate any part of the Individual Debtor's name, vill 10. INGANIZATION'S NAME [RIST PERSONAL NAME 10. INGANIZATION'S NAME [RIST PERSONAL NAME 11. INDIVIDUAL'S SURNAME [SUFFIX 12. INDIVIDUAL'S SURNAME [SUFFIX 20. DEBTOR'S NAME: Provide only ongo bebtor name (2a or 2b) (use exact, full name, do not int, modify, or abbreviate any part of the Individual Debtor's name, vill and provide the Individual Debtor name (2a or 3b) 20. DEBTOR'S	UCC FINANCING STATEMENT	FILED: JAN 22, 20 OREGON SECRETA	RY OF STATE	UL INVESTMENT	
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O. BOX 1580 ROSEBURG OR 97470 USA		FIRST PERSONAL NAME	ADDITIC	NAL NAME(S)/INITIAL(S)	SUFFIX
	3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
4. COLLATERAL: This financing statement covers the following collateral:	P.O. BOX 1580	ROSEBURG	OR	97470	USA
	4. COLLATERAL: This financing statement covers the following collateral:				

1.1 Grantor and Debtor. The word "Grantor" also includes the Debtor named in any related UCC Financing Statement. 1.2 Real Property. The term "Real Property" means the property at 4817 River Road N, Keizer, OR 97303-4537 more particularly described below, including all of Grantor's rights of ingress and egress to the Real Property: See attached Exhibit "A". 1.3 Improvements. The word "Improvements" means all buildings, structures, fixtures and other improvements of every kind and nature now or hereafter located on or about the Real Property. 1.4 Premises. The word "Premises" means the Real Property and the Improvements. 2. PERSONAL PROPERTY. All personal property, except personal property owned by tenants occupying the Improvements, and all fixtures of every kind and nature now owned and/or hereafter acquired and situated upon and/or used in connection with the

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
6a. Check only if applicable and check only one box:	6b. Check only if applicable and check only one box:
Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility	Agricultural Lien Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buy	/er Bailee/Bailor Licensee/Licensor
8. OPTIONAL FILER REFERENCE DATA:	
[UCC1-1315232]	

FILING OFFICE COPY --- UCC FINANCING STATEMENT (Form UCC1) (Rev. 07/01/23)

FOLLOW INSTRUCTIONS

9a, ORGANIZATION'S NAME				
BOUNTIFUL INVESTMENTS, LLC 96. individual's surname				
FIRST PERSONAL NAME				
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX			
		THE ABOVE SPACE	IS FOR FILING OFFICE	USE ONLY
 DEBTOR'S NAME: Provide (10a or 10b) only <u>one</u> additiona do not omit, modify, or abbreviate any part of the Debtor's name) 10a. ORGANIZATION'S NAME 				
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12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

operation, ownership, use or enjoyment of the Premises including, without limitation, the following:2.1All accounts, chattel paper, contracts for sale, deposit accounts, documents, documents of title, contract rights, general intangibles, payment intangibles, letters of credit, goods, instruments and assumed business names of Grantor relating to the Premises; 2.2 All Equipment, inventory, furnishings, appliances, machinery, tools, building materials, supplies, maintenance or service equipment and other raw materials or supplies, component parts and

This FINANCING STATEMENT is to be filed [for record] (or recorded) in the	14. This FINANCING STATEMENT:
REAL ESTATE RECORDS (if applicable)	covers timber to be cut covers as-extracted collateral is filed as a fixture filing
15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):	16. Description of real estate:
	· · ·

17. MISCELLANEOUS:

FOLLOW INSTRUCTIONS

	NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line ause Individual Debtor name did not fit, check here	e 1b was left bi	ank				
	9a. ORGANIZATION'S NAME						
OR	BOUNTIFUL INVESTMENTS, LLC 96. INDIVIDUAL'S SURNAME						·
	FIRST PERSONAL NAME						
	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX	THE ABOVE	SPACE IS	S FOR FILING OFFICE US	
10.	DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or De do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailin			1b or 2b of the Financ	ing Stateme	ent (Form UCC1) (use exact, fu	II name;
	10a. ORGANIZATION'S NAME						
OR	10b. INDIVIDUAL'S SURNAME						
	INDIVIDUAL'S FIRST PERSONAL NAME						
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)						SUFFIX
100	MAILING ADDRESS	CITY			STATE	POSTAL CODE	COUNTRY
11.		OR SECUR	ED PARTY'S	S NAME: Provide on	y <u>one</u> name	e (11a or 11b)	
	11a. ORGANIZATION'S NAME						
OR	11b. INDIVIDUAL'S SURNAME	FIRST PERS	ONAL NAME	,	ADDITION	IAL NAME(S)/INITIAL(S)	SUFFIX
11c	MAILING ADDRESS	CITY	<u></u>	·	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

work in progress relating to the Premises; 2.3 All warranties, licenses, franchises, plats, as-built plans, approvals, permits, drawings, specifications and construction contracts relating to the Premises or Grantor's business operations on the Premises; 2.4 All commercial tort claims with respect to the Premises and other legal and equitable claims, judgments and awards now or hereafter accruing to the benefit of Grantor and/or the Premises; 2.5 All bonding, construction, development, financing, guaranty, indemnity, maintenance, management, service,

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the	14. This FINANCING STATEMENT:
REAL ESTATE RECORDS (if applicable)	covers timber to be cut covers as-extracted collateral is filed as a fixture filing
15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):	16. Description of real estate:

17. MISCELLANEOUS:

SECURED PARTY COPY --- UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 07/01/23)

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing because Individual Debtor name did not fit, check here	g Statement; if line 1b was left blank]		
9a. ORGANIZATION'S NAME		-		
BOUNTIFUL INVESTMENTS, LLC				
OR 9b. INDIVIDUAL'S SURNAME				
FIRST PERSONAL NAME		4		
FIRST PERSONAL INAME				
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX			
		THE ABOVE SPACE I	S FOR FILING OFFICE	USE ONLY
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INDIVIDUAL'S FIRST PERSONAL NAME				· ·· •••
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)	······································	·		SUFFIX
10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
			(11a or 11b)	
11a. ORGANIZATION'S NAME				
OR				SUFFIX
11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME		NAL NAME(S)/INITIAL(S)	
I1c. MAILING ADDRESS	СІТҮ	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

supply and warranty agreements, commitments, contracts, subcontracts, reports, studies, agreements; insurance policies and bonds relating to the Premises; 2.6 All deposits, reserves, prepayments, deferred payments, rebates, refunds and returns of money or property paid to or deposited with any governmental body, agency or authority, any public or private utility, district or company, insurance companies, or any other person in connection with the Premises. 3. INCOME FROM OPERATIONS. All leases, rental agreements, income, room rates, revenues, rents,

14. This FINANCING STATEMENT:
covers timber to be cut covers as-extracted collateral is filed as a fixture filing
16. Description of real estate:
· ·

17. MISCELLANEOUS:

SECURED PARTY COPY - UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 07/01/23)

FOLLOW INSTRUCTIONS

	VAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statemen ause Individual Debtor name did not fit, check here	t; if line 1b was left blank					
	9a. ORGANIZATION'S NAME						
	BOUNTIFUL INVESTMENTS, LLC						
OR	9b. INDIVIDUAL'S SURNAME						
	FIRST PERSONAL NAME						
	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX					
				• THE ABOVE	SPACE I	S FOR FILING OFFICE	USE ONLY
10.	DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name		in line	to or 2b of the Financ	ing Statem	ent (Form UCC1) (use exact	, full name;
	do not omit, modify, or abbreviate any part of the Debtor's name) and enter the	e mailing address in line 10c		· · · · · · · · · · · · · · · · · · ·			
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OR	106. INDIVIDUAL'S SURNAME						
	TOU. INDIVIDUAL 3 SURVAME						
	INDIVIDUAL'S FIRST PERSONAL NAME			· · · ·			
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)						SUFFIX
10c	. MAILING ADDRESS	CITY			STATE	POSTAL CODE	COUNTRY
11.	ADDITIONAL SECURED PARTY'S NAME or ASS	IGNOR SECURED PAR	RTY'S	NAME: Provide on	ily <u>one</u> nam	e (11a or 11b)	
	11a. ORGANIZATION'S NAME						
OR							
UR	11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAM	ME		ADDITIO	NAL NAME(S)/INITIAL(S)	SUFFIX
11c	MAILING ADDRESS	CITY			STATE	POSTAL CODE	COUNTRY
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12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

issues, profits, accounts, accounts receivable, security deposits, rent deposits, general intangibles, contract rights or any other revenues related to the Premises or generated from operations conducted on the Premises, whether now or hereafter existing and whether characterized as being derived from real or personal property, including, without limitation, income from inventory sales, tenant or guest occupancy of the Premises, personal services, amenities, concessions, vendors, food and bar services; whether any of the foregoing is owned now or acquired

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the	14. This FINANCING STATEMENT:
REAL ESTATE RECORDS (if applicable)	covers timber to be cut covers as-extracted collateral is filed as a fixture filing
15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):	16. Description of real estate:
• •	

17. MISCELLANEOUS:

SECURED PARTY COPY --- UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 07/01/23)

UCC FINANCING STATEMENT ADDENDUM FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here		
9a. ORGANIZATION'S NAME		
BOUNTIFUL INVESTMENTS, LLC		
OR 9b. INDIVIDUAL'S SURNAME		
FIRST PERSONAL NAME		
ADDITIONAL NAME(S)/INITIAL(S) SUFFIX		
THE ABOVE SPACE IS FOR	FILING OFFICE US	E ONLY
10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Forr do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c	m UCC1) (use exact, full	I name;
10a. ORGANIZATION'S NAME		
OR 105. INDIVIDUAL'S SURNAME		
INDIVIDUAL'S FIRST PERSONAL NAME		
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
10c. MAILING ADDRESS CITY STATE POSTA	AL CODE	COUNTRY
		•
11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or	r 11b)	
11a. ORGANIZATION'S NAME		<u></u>
OR 11b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME	ME(S)/INITIAL(S)	SUFFIX
11c. MAILING ADDRESS CITY STATE POSTA	AL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)	14. This FINANCING STATEMENT:
15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):	16. Description of real estate:
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17. MISCELLANEOUS:

SECURED PARTY COPY — UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 07/01/23)

EXHIBIT A

This EXHIBIT "A" is attached to and by this reference is made a part of the Commercial Security Agreement, dated January 16, 2024, and executed in connection with a loan or other financial accommodations between UMPQUA BANK and Bountiful Investments LLC.

Beginning on the West line of North River Road at an iron pipe which is 1124.28 feet South and 30.00 feet North 89° 29' West from the Northeast corner of the J. B. Keizer Donation Land Claim No. 37, in Township 7 South; Range 3 West of the Williamette Meridian, in the City of Keizer, County of Marion and State of Oregon; thence North 89° 29' West parallel with the canter line of Dearborn Avenue 172.53 feet to a point 20.00 feet South 89° 29' East from an iron pipe on the West line of a tract of land conveyed to Lewis B. Hulf by deed recorded in Volume 629, Page 318, Deed Records for said County and State; thence South 00°08' East parallel with the West line of said Hulf Tract 120.42 feet to an iron pipe on the West line of said Dearborn Avenue 20.00 feet to an iron pipe on the West line of said Hulf Tract 146.02 feet to an iron pipe on the West line of said Hulf Tract 146.02 feet to an iron pipe on the West line of said Luey Tract of land conveyed to Lewis 63, Page 426, Deed Records for said County and State; thence North 00° 08' West along the West line of Said Hulf Tract 146.02 feet to an iron pipe marking the Southeast corner of a tract of land conveyed to Victor Luey by deed recorded in Volume 653, Page 426, Deed Records for said County and State; thence North 89° 29' West a distance of 75.00 feet to an iron pipe marking the Southwest corner of said Luey Tract 163.00 feet to an iron pipe marking the Southwest corner of said Luey Tract 163.00 feet to an iron pipe which is 125.20 feet South 00° 08' East from the center line of said Churchdale Avenue; thence South 89° 29' 29' East parallel with the center line of said Churchdale Avenue; thence South 89° 29' East along the East line of said Churchdale Avenue; thence South 00° 08' East along the East line of said Churchdale Avenue; thence South 00° 08' East along the East line of said Churchdale Avenue; thence South 00° 08' East along the East line of said Churchdale Avenue; thence South 00° 08' East along the East line of said Churchdale Avenue; thence South 00

SAVE AND EXCEPT that portion conveyed to Marion County by deed recorded March 15, 1992, in Reel 275, Page 1605, Deed Records, Marion County, Oregon.

ALSO SAVE AND EXCEPT:

A tract of kind situated in Section 2, Township 7 South, Range 3 West of the Williamettle Meridian, City of Ketzer, Marion County, Oregon, being more particularly described as follows: Beginning at the Southeast corner of a tract of land conveyed to Victor Luey and Batty Fawn Luey by deed recorded in Volume 653, Page 426, Marion County Clerk Records, at a point which is 12.28 chains South and 298.2 feet North 89° 30' West and 288.20 feet South 00° 08' East and 75.00 feet South 89° 29' East from the Northeast corner of the J. B. Ketzer Donation Land Claim No. 37, in said Township and Range; thence North 00° 08' West 163.00 feet; thence North 89° 29' West 75.00 feet to the West line of said Lucy tract; thence South 00° 08' East 163.00 feet to the Southwest corner ihereof; thence South 89° 29' East along the South line said tract 75.00 feet to the place of beginning.

ALSO SAVE AND EXCEPT:

A tract of land in the Northwest Quarter of Section 2, Township 7 South, Range 3 West, Willamette Meridian, in the City of Keizer, Marion County, Oregon, being a portion of land conveyed to Terry L. Silbernagel, et al., pet Reel 1997, Page 234. Marion County Records, and being more specifically described as follows:

Beginning at a 1/2 inch iron pipe at the Northwest corner of said Silbarnagel tract; thence along the North line of said tract South 89° 21' 03" East 25:07 feet to a 5/8 inch brass washer in a lead plug; thence leaving said line South 00° 23' 28" West 61.78 feet to a 5/8 inch iron rod; thence North 89" 36' 32" West 24:63 feet to a 5/8 inch iron rod on the West line of said tract; thence North 00° 00' 42" West 61.89 feet to the point of beginning.

TOGETHER WITH an easement appurtenant to the above for roadway and parking over real property more particularly described as follows:

Beginning on the West line of North River Road at an iron pipe which is 1124.28 feet South and 30.00 feet North 89° 29' West from the Northeast corner of the J. B. Keizer Donation Land Claim No. 37, in Township 7 South, Range 3 West of the Williamette Meridian, Marion County, Oregon; thence North 89° 29' West parallel with the center line of Dearborn Avenue 172.53 feet to a point 20.00 feet South 89° 29' East for an iron pipe on the West line of a tract of land conveyed to Lewis B. Huff by deed recorded in Volume 629, Page 318, Dead Racords for said County and State; thence South 00° 08' East parallel with the West line of said Huff Tract 26.92 feet; thence South 89° 29' East parallel with the center line of said Dearborn Avenue 172.47 feet to an iron pipe on the West line of said North River road; thence North 26.92 feet to the point of beginning.

THIS EXHIBIT "A" IS EXECUTED ON JANUARY 16, 2024.