



UCC

LIEN NO. 93768404

BOUNTIFUL INVESTMENT

UCC FINANCING STATEMENT
FOLLOW 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) DATA RESEARCH, INC. 7185 SW Sandburg St, #110 Portland, OR 97223 UCC1-1315232 State of Oregon, OR SEE BELOW FOR SECURED PARTY CONTACT INFORMATION	

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 BOUNTIFUL INVESTMENTS, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS PO BOX 1370		CITY SILVERTON	STATE OR	POSTAL CODE 97381 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 2 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 UMPQUA BANK				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS P.O. BOX 1580		CITY ROSEBURG	STATE OR	POSTAL CODE 97470 COUNTRY USA

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

1. DEFINITIONS. As used in this Collateral description, the following words have the meanings stated below:

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:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

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

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

UCC1-1315232

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 ☐

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OR

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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 (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

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OR

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CITY

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POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

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12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

operation, ownership, use or enjoyment of the Premises including, without limitation, the following: 2.1 All 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

13. ☐ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ 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:

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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,

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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,

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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

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

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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 Willamette Meridian, in the City of Keizer, County of Marion and State of 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 from 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, Deed Records for said County and State; thence South 00° 08' East parallel with the West line of said Huff Tract 120.42 feet to an iron pipe on the North line of said Dearborn Avenue; thence North 89° 29' West along the North line of said Dearborn Avenue 20.00 feet to an iron pipe on the West line of said Huff Tract; thence North 00° 08' West along the West line of said Huff 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; thence North 00° 08' West along the West line 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 Churchdale Avenue; thence South 89° 29' East parallel with the center line of said Churchdale Avenue 150.00 feet to an iron pipe marking the Northeast corner of Tract No. 2 of a tract of land conveyed to Louis B. Huff by deed recorded in Volume 646, Page 40, Deed Records for said County and State; thence South 00° 08' East along the East line of said Tract 2 a distance of 73.00 feet to an iron pipe marking the Northwest corner of Tract No. 1 of said tract of land conveyed to Lewis B. Huff; thence South 89° 29' East along the North line of said Tract No. 1 a distance of 117.78 feet to an iron pipe on the West line of said North River Road; thence South 115.60 feet to the point of beginning.

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 land situated in Section 2, Township 7 South, Range 3 West of the Willamette Meridian, City of Keizer, Marion County, Oregon, being more particularly described as follows: Beginning at the Southeast corner of a tract of land conveyed to Victor Luey and Betty 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. Keizer 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 Luey tract; thence South 00° 08' East 163.00 feet to the Southwest corner thereof; 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., per 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 Silbernagel 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 Willamette 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 from 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, Deed Records 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.