

When Recorded Return To:

**ENTERPRISE COMMUNITY  
LOAN FUND, INC.**

70 Corporate Center  
11000 Broken Land Parkway, Suite 700  
Columbia, MD 21044  
Attn: Sandra Maney, Legal Dept.  
Loan #13L0047-01



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LAND TITLE OF SKAGIT COUNTY

1416824-3

**UCC FINANCING STATEMENT**  
(Fircrest)

Grantors:

**Villa Kathleen Redevelopment LLLP**

Grantees:

**Enterprise Community Loan Fund, Inc.**

Abbreviated Legal:

**Ptn SE ¼ of SE ¼, 17-34-4E W.M.**  
(Full Legal Descriptions on Exhibit A)

Tax Parcel No(s):

**340417-4-014-0003 (P26029)**

# 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)
<div>Enterprise Community Partners, Inc. 70 Corporate Center 11000 Broken Land Parkway, Suite 700 Columbia, MD 21044 Attention: Sandra Maney, 13L0047-01</div>

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 <b>Villa Kathleen Redevelopment LLP</b>					
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS <b>2505 Third Avenue, Suite 204</b>		CITY <b>Seattle</b>	STATE <b>WA</b>	POSTAL CODE <b>98121</b>	COUNTRY <b>USA</b>

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 <b>ENTERPRISE COMMUNITY LOAN FUND, INC.</b>					
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS <b>11000 Broken Land Parkway, Suite 700</b>		CITY <b>Columbia</b>	STATE <b>MD</b>	POSTAL CODE <b>21044</b>	COUNTRY <b>USA</b>

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

**THAT COLLATERAL DESCRIBED MORE FULLY IN SCHEDULE 1, ATTACHED HERETO AND MADE A PART HEREOF.**

**SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**



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5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	
6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA: <b>File among the records of the Skagit County Recorder's Office. #13L0047-01</b>	

# UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

## 9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME

OR **Villa Kathleen Redevelopment LLLP**

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

## 10. MISCELLANEOUS:

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

## 11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME

OR 11b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11d. SEE INSTRUCTIONS

ADD'L INFO RE  
ORGANIZATION  
DEBTOR

11e. TYPE OF ORGANIZATION

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL ID #, if any

☐ NONE

## 12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME

OR 12b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

12c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

14. Description of real estate:

**Fircrest Apartments, located at 1815 E. Fir Street,  
Mount Vernon, WA 98273.**

16. Additional collateral description:

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):



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17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction — effective 30 years

☐ Filed in connection with a Public-Finance Transaction — effective 30 years

## Schedule 1

All of the right, title and interest of the Debtor in and to the following collateral:

- (a) all structures and/or buildings, and replacements thereof, to be erected or now or hereafter located upon those certain lots, pieces or parcels of land (the "Premises") more particularly described on Exhibit A annexed hereto and made a part hereof, including all plant equipment, apparatus, machinery and fixtures of every kind and nature whatsoever forming part of said structures and/or buildings (collectively, the "Improvements");
- (b) all fixtures, fittings, appliances, apparatus, equipment, machinery and articles of personal property and replacements thereof, other than those owned by lessees, now or at any time hereafter affixed to, attached to, placed upon, or used in any way in connection with the complete and comfortable use, enjoyment, occupancy or operation of the Improvements in, or located on, the Premises (including, but not limited to, all gas and electric ranges, refrigerators, gas and oil burners, automatic stokers, and all sprinkler, plumbing, heating, air conditioning, electric power or lighting, incinerating, vacuum cleaning, ventilating and cooling systems, with each of their respective appurtenant furnaces, boilers, engines, motors, dynamos, radiators, pipes, wiring, and other apparatus, and all lighting fixtures, doors, iceboxes, cupboards, cabinets, partitions, mantels, elevators (if any), electric motors, pumps, shades, storm sashes, screens, shutters and awnings) (collectively, the "Chattels");
- (c) all "general intangibles" (as such quoted term is defined in the Uniform Commercial Code) in any way relating to the Premises and/or the Improvements and in which the Debtor has any interest; all licenses, trade names, good will and books and records relating to the business operated or to be operated on the Premises or any part thereof, and all unearned premiums, accrued, accruing or to accrue under all insurance policies now or hereafter obtained by the Debtor insuring the Premises, and all rights and interest of the Debtor thereunder and all rights, claims and/or causes of action which the Debtor may have now or may have in the future against any party or parties with respect to the Premises, the Chattels and/or the Improvements (collectively, the "Intangibles");
- (d) all rents, royalties, issues, profits, revenue, income and other benefits of the Premises (collectively, the "Rent"), all leases and lettings of the Premises now or hereafter entered into and all right, title and interest of the Debtor thereunder, including, without limitation, cash or securities deposited thereunder to secure performance by the lessees of their obligations thereunder, whether such cash or securities are to be held until the expiration of the terms of such leases or applied to one or more of the expiration of such terms, including, further, the right to receive and collect the Rents thereunder as permitted by any assignment of rents provision contained in any agreement between Debtor and the Secured Party or in any mortgage affecting the Premises granted by the Debtor to the Secured Party;
- (e) all proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of hazard and title insurance and condemnation awards and all rights of the Debtor to refunds of real estate taxes and assessments.

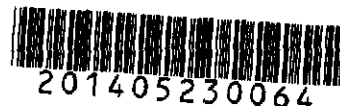


EXHIBIT A  
LEGAL DESCRIPTION

UNOFFICIAL DOCUMENT



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PARCEL "C":                      FIRCREST

That portion of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows;

Beginning at the Southwest corner of Lot 17, "BEL-AIR MANOR THIRD ADDITION," as per plat recorded in Volume 10 of Plats, page 42, records of Skagit County, Washington; thence South parallel with the East line of 18<sup>th</sup> Street a distance of 126 feet to the true point of beginning of this description; thence Northeasterly to a point on the Southwesterly line of North Viewmont Drive (as shown on said plat) which point lies 60 feet Southeasterly from the Southeast corner of said Lot 17 when measured along the Southwesterly line of said North Viewmont Drive; thence Southeasterly along said Southwesterly line a distance of 113 feet, more or less, to the Northwest corner of Lot 14, "BEL-AIR MANOR FIRST ADDITION," as per plat recorded in Volume 7 of Plats, page 60, records of Skagit County, Washington; thence South along the West line of said Lot 14 and along the West line of Lot 1 of said plat to the North line of Fir Street; thence West along the North line of Fir Street to the East line of 18th Street; thence North along the East line of 18th Street a distance of 181 feet, more or less, to a point 174 feet South of the Southwest corner of Lot 6, "BEL-AIR MANOR FOURTH ADDITION," as per plat recorded in Volume 10 of Plats, page 33, records of Skagit County, Washington; thence East parallel with the South line of said Lot 6 a distance of 97.50 feet; thence North to the true point of beginning;

EXCEPT that portion deeded to the City of Mount Vernon by deed recorded July 1, 1993, under Auditor's File No. 9307010054, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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