

**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 style="border: 1px solid black; padding: 5px;"> <b>BLANK ROME LLP</b>  <b>1825 Eye Street NW</b>  <b>Washington, DC 20006</b>  <b>Attention: Ryan C Craig, Esq.</b> </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>RADIANT PROPERTIES LA CONNER, LLC</b>				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS <b>10220 SW Greenburg Road, Suite 201</b>		CITY <b>Portland</b>	STATE <b>OR</b>	POSTAL CODE <b>97223</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>CONGRESSIONAL BANK</b>				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS <b>4445 Willard Avenue, Suite 1000</b>		CITY <b>Chevy Chase</b>	STATE <b>MD</b>	POSTAL CODE <b>20815</b>
			COUNTRY <b>USA</b>	

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

*See Schedule A annexed hereto and made a part hereof.*

Abbreviated Legal: Lots 1, 2, 3, 4, 5 and 6, Block 4, and Lots 1, 2, 3 and 4, Block 5, Calhoun Addition to the Town of La Conner, Plat Book Volume 1, Page 14, Skagit County, WA.

Tax Parcel: P74123, P74124, P74125, P74126 and P74127

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 with Skagit County, WA</b> <b>142904-00411</b>	

**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

**RADIANT PROPERTIES LA CONNER, LLC**

OR 9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

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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

10a. ORGANIZATION'S NAME

OR 10b. INDIVIDUAL'S SURNAME

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

11a. ORGANIZATION'S NAME

OR 11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

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:

*See Exhibit A annexed hereto and made a part hereof.*

17. MISCELLANEOUS:

**SCHEDULE A  
TO UCC FINANCING STATEMENT  
(Borrower)**

**DEBTOR:                                      RADIANT PROPERTIES LA CONNER, LLC**

**SECURED PARTY:                      CONGRESSIONAL BANK**

This financing statement covers the following types (or items) of property (the “**Property**”): All the following property, rights, interests and estates now owned, or hereafter acquired by Debtor: (a) the real property described in Exhibit A attached hereto and made a part hereof (collectively, the “**Real Property**”), the appurtenances and all buildings, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Real Property (the “**Property**”); (b) the Accounts; (c) liens, guaranties and other rights and privileges pertaining to the Accounts; (d) all books, records and computer records in any way relating to the Accounts; (e) all General Intangibles of Debtor (including without limitation inventions, designs, patents, patent applications, trademarks, trade names, copyrights, licenses, leasehold interests, tax refund claims, guaranty claims and security interests or other security held by Debtor); (f) all Inventory of Debtor, including without limitation finished goods, returned and repossessed goods, raw materials, and work in progress; (g) all goods, equipment, systems, devices, apparatus, vehicles, furniture and fixtures, together with accessions thereto and replacement parts therefore, and all other items of personal property now or hereafter acquired by Debtor, or in which Debtor may now or hereafter have any interest whatsoever; (h) all monies, reserves, deposits, deposit accounts and interest or dividends thereon, securities, cash, cash equivalents, and other property now or at any time or times hereafter in the possession, or under the control, of Beneficiary or its bailee; (i) liens, guaranties and other rights and privileges pertaining to any of the foregoing; (j) all books, records and computer records in any way relating to the foregoing; (k) all other assets of Debtor whether real, personal, tangible or intangible or mixed, now existing or hereafter acquired, created, built or otherwise coming into being; (l) all licenses, permits or waivers issued by any governmental or quasi-governmental authority to or for the benefit of Debtor that are necessary or useful in connection with the ownership of the Property; (m) interests of Debtor in commercial tort claims (as defined in the UCC); (n) all accessions, substitutions, renewals, improvements and replacements of and additions to the foregoing; (o) the Operating Leases and (p) all products and proceeds of the foregoing including, without limitation, proceeds of insurance policies insuring the same (all of the foregoing personal property and real property is hereinafter sometimes individually and sometimes collectively referred to as “**Collateral**”).

All capitalized terms shall have a meaning ascribed to them in that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing made by Debtor to First American Title Insurance Company, as trustee, for the benefit of Secured Party, dated October \_\_\_\_\_, 2020 and being recorded immediately prior to the recording of this UCC Financing Statement.

**EXHIBIT A  
TO  
SCHEDULE A TO UCC FINANCING STATEMENT  
(Borrower)**

**DESCRIPTION OF THE PROPERTY**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

**PARCEL "A":**

LOTS 1, 4 AND 5, BLOCK 4, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "B":**

THE NORTH 25 FEET OF LOT 2 AND THE NORTH 25 FEET OF THE WEST 1/2, OF LOT 3, BLOCK 4, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "C":**

LOT 2 AND THE WEST 1/2, OF LOT 3, BLOCK 4, LESS THE NORTH 25 FEET OF LOT 2 AND LESS THE NORTH 25 FEET OF THE WEST 1/2, OF LOT 3, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "D":**

THE EAST 1/2 OF LOT 3 AND ALL OF LOT 6, BLOCK 4, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL "E":**

LOTS 1, 2, 3 AND 4, BLOCK 5, "CALHOUN ADDITION TO THE TOWN OF LA CONNER", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.