202101120035 01/12/2021 08:50 AM Pages: 1 of 10 Fees: \$112.50 Skagit County Auditor, WA

AFTER RECORDING MAIL TO: Dentons US LLP 1221 Avenue of the Americas New York, New York 10020 Attn: David S. Hall, Esg.

First American Title

Document Title(s): (or transactions contained therein)

1. UCC-1 Fixture Filing

Reference Number(s) of Documents assigned or released:

Additional numbers on page of document

Grantor(s): NNN OPP Owner VII, LLC ("Debtor")

### Grantee(s): ("Secured Parties")

ATHENE ANNUITY AND LIFE COMPANY("AAIA Modco"), ATHENE ANNUITY AND LIFE COMPANY ("AAIA PRT Com Modco"), ATHENE ANNUITY AND LIFE COMPANY ("AAIA PRT3 LMT Modco"), ATHENE ANNUITY AND LIFE COMPANY ("AAIA PRT4 Weyerhauser Modco"), VENERABLE INSURANCE AND ANNUITY COMPANY ("VIAC ALRE GA Modco"), VENERABLE INSURANCE AND ANNUITY COMPANY ("VIAC ALRE GA Modco"), ATHENE ANNUITY & LIFE ASSURANCE COMPANY ("VIAC ALRE GMIB Modco"), ATHENE ANNUITY & LIFE ASSURANCE COMPANY ("AADE Lincoln"), ATHENE ANNUITY & LIFE ASSURANCE COMPANY ("AADE BH"), AMERICAN EQUITY INVESTMENT LIFE INSURANCE COMPANY ("AEL Modco"), MIDLAND NATIONAL LIFE INSURANCE COMPANY ("MIM FWH"), And THE LINCOLN NATIONAL LIFE INSURANCE COMPANY ("Lincoln Rocky") (collectively, "Lender")

#### Pages referencing additional names:

Abbreviated Legal Description as follows: Lots 1 and 12, Burlington North Marketplace

Additional Legal Description Found On: Exhibit A Complete legal description is on Exhibit A of document

Assessor's Property Tax Parcel/Account Number(s): P133470 and P133481 NC5 ID35344 -05

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

RECORDPA



(this space for title company use only)

,

| CC FINANCING STATEMENT  |  |                          |                        |        |
|---|--|--------------------------|------------------------|--------|
| DILOWINSTRUCTIONS   |  |                          |                        |        |
| NAME & PHONE OF CONTACT AT FILER (optional)   |  |                          |                        |        |
| E-MAIL CONTACT AT FILER (optional)  |  |                          |                        |        |
| SEND ACKNOWLEDGMENT TO: (Name and Address)  |  |                          |                        |        |
| DENTONS US LLP  |  |                          |                        |        |
| 1221 AVENUE OF THE AMERICAS   |  |                          |                        |        |
| NEW YORK, NY 10020-1089   |  |                          |                        |        |
| ATTENTION: DAVID S. HALL, ESQ.  |  |                          |                        |        |
|   |  | BOVE SPACE IS FO         | R FILING OFFICE USE    | ONLY   |
| NNN OPP OWNER VII, LLC  | FIRST PERSONAL NAME  | ADDITIO                  | NAL NAME(S)/INITIAL(S) | SUFFIX |
| to Apollo Net Lease Co., LLC, 9 West 57th Street  | New York   | NY                       | 10019                  | USA    |
| DEBTOR'S NAME: Provide only one Debtor name (2s or 2b) (use exact, full a<br>name will not it us line 2b, leave all of item 2 blank, check here and provide i | name; do not omit, modify, or abbrevia<br>the individual Debtor information in ite |                          |                        |        |
| 28. ORGANIZATION'S NAME   |  |                          |                        |        |
| R 28. INDIVIDUAL'S SURNAME  | FIRST PERSONAL NAME  | ADDITIO                  | NAL NAME(S)/INITIAL(S) | SUFFIX |
| MAILING ADDRESS   | CITY   | STATE                    | POSTAL CODE            | COUNTR |
| SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECU  | RED PARTY): Provide only mg Secu   | red Party name (36 or 3) | )<br>)                 |        |
| 36. ORGANIZATION'S NAME<br>ATHENE ANNUITY AND LIFE COMPAN   | NY   |                          |                        |        |
| 35. INDIVIDUAL'S SURNAME  | FIRST PERSONAL NAME  | ADDITIO                  | NAL NAME(S)/INITIAL(S) | SUFFIX |
| MAILING ADDRESS   |  | STATE                    | POSTAL CODE            | COUNTR |
| <ul> <li>Apolio Insurance Solutions Group LP, 2121 Resectants Avenue, Suite S300</li> </ul>   | El Segundo   | CA                       | 90245                  | USA    |
| COLLATERAL: This linencing statement covers the following collaters:  |  |                          |                        |        |

| 5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instruction | ions) being administered by a Decedent's Personal Representative |
|--|--|
| 5a. Check gnly if applicable and check only one box  | 6b. Check only if applicable and check only one box              |
| Public-Finance Transaction Menufactured-Home Transaction A Debtor is a Transmitting U                                  | Nility Agricultural Lien Non-UCC Filing                          |
| 7. ALTERNATIVE DESIGNATION (if applicable): 🔲 Lessee/Lessor 🔛 Consignee/Consignor 🛄 S                                  | Sefer/Buyer Bailee/Bailor Licensee/Licensor                      |
| 8. OPTIONAL FILER REFERENCE DATA:<br>Filed with Skagit County, WA NNN Opp Fund VII (757 Haggen                         | n Drive, Burlington)   |

FILING OFFICE COPY --- UCC FINANCING STATEMENT (Form UCC1) (Rev. 04/20/11)

| UCC FINANCING STATEMENT   | ADDENDUM     |                    |                                |                            |          |
|---|--------------|--------------------|--------------------------------|----------------------------|----------|
| <ol> <li>NAME OF FIRST DEBTOR: Same as line 1a or 1b<br/>because Individual Debtor name did not fit, check here</li> </ol>  |              | 1b was left bignit |                                |                            |          |
| 96. ORGANIZATION'S NAME<br>NNN OPP OWNER VII, LLC   |              |                    |                                |                            |          |
|   |              |                    |                                |                            |          |
| OR BE INDIVIDUAL'S SURNAME  |              |                    |                                |                            |          |
| FIRST PERSONAL NAME   |              | <b></b>            |                                |                            |          |
| ADDITIONAL NAME(S)/INITIAL(S)   |              | SUFFIX             |                                |                            |          |
|   |              |                    |                                | IS FOR FILING OFFICE       |          |
| <ol> <li>DEBTOR'S NAME: Provide (10e or 10b) only on<br/>do not omit, modify, or abbreviate any part of the Debt</li> </ol> |              |                    | ne 16 or 26 of the Financing : | Statement (Form UCC1) (use | exact, n |
| 108. ORGANIZATION'S NAME  |              |                    |                                |                            |          |
|   |              |                    |                                |                            |          |
| OR 100. INDIVIDUAL'S SURNAME  |              |                    |                                |                            |          |
| INDIVIDUAL'S FIRST PERSONAL NAME  |              |                    |                                |                            |          |
| INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S   | 1            |                    |                                |                            | SUF      |
| 10c. MARLING ADDRESS  | CIT          | Ŷ                  | STATE                          | POSTAL CODE                | COL      |
| 11. Z ADDITIONAL SECURED PARTY'S NAM  | E & ASSIGNOR | SECURED PARTY'S    | NAME: Provide only one n       | ame (11a or 11b)           |          |
| TTE ORGANIZATIONS NAME<br>MIDLAND NATIONAL LIFE INSU  |              |                    |                                |                            |          |
| OR 115. INDIVIDUAL'S SURNAME  | FIR          | ST PERSONAL NAME   | ADDITIC                        | NAL NAME(S)/INITIAL(S)     | SUF      |
|   |              |                    | STATE                          | POSTAL CODE                | cou      |
| 11¢. MAILING ADDRESS  | CIT          |                    |                                |                            |          |
| 11c. MAILING ADDRESS<br>do Apolio Insurance Solutions Group LP, 2121 Rosec  |              |                    | CA                             | 90245                      | US       |

| <ol> <li>This FINANCING STATEMENT is to be filed (for record) (or recorded) in the<br/>REAL ESTATE RECORDS (if applicable)</li> </ol>       | 14. This FINANCING STATEMENT:<br>COVERS timber to be Cut Covers as extracted collateral I is filed as a focure filing |
|---|---|
| <ol> <li>Name and address of a RECORD OWNER of real estate described in item 16<br/>(if Debter does not have a record interest);</li> </ol> | 16. Description of real estate:<br>Property Location: 757 Haggen Drive, Burlington, WA                                |
|   | Skagit County   |
|   | APN: P133470 and P133481  |
|   | See Exhibit A attached hereto.  |
| 17. MISCELLANEOUS:  |   |

FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 04/20/11)

|  |  | ADDITIONAL P  | ARTY   |   |  |   |  |
|--|--|---|--|---|--|---|--|
|  | AME OF FIRST DEBTOR: Same as line 1a or 1<br>acause Individual Debtor name did not fit, check here   |   | 1b was left bla  | enk   | ]  |   |  |
|  | 184 ORGANIZATION'S NAME<br>NNN OPP OWNER VII, LL   | <u> </u>  |  |   |  |   |  |
|  |  | ·   |  |   |  |   |  |
| OR   | 186. INDIVIDUAL'S SURNAME  |   |  |   |  |   |  |
|  |  |   |  |   |  |   |  |
|  | FIRST PERSONAL NAME  |   |  |   |  |   |  |
| Ī  | ADDITIONAL NAME(S)/INITIAL(S)  |   | SUF  | FX  | 1  |   |  |
| 19, A  | DDITIONAL DEBTOR'S NAME: Provide only  | one Debtor name (19a or 19b) (i   | use exact, full  | name; do r  |  |   | IS FOR FILING OFFK   |
| _  | ISIL ORGANIZATION'S NAME   |   |  | ,   |  |   |  |
| OR   | 196. INDIVIDUAL'S SURNAME  | FiR   | ST PERSONA   | LNAME   |  | ADDITIC   | NAL NAME(S)/INITIAL(S  |
| 19c.   | MAILING ADDRESS  | CIT   | <u> </u>   |   |  | STATE   | POSTAL CODE  |
|  |  |   |  |   |  | PINE  | FORTHE CODE  |
|  |  |   |  |   |  |   |  |
|  | ADDITIONAL DEBTOR'S NAME: Provide only<br>204 ORGANIZATIONS NAME   | y <u>ana</u> Debtor name (20a or 20b) (   | use exact, full  | name; do r  | not omit, modily, or                                     |   |  |
| Ē  | 2011. ORGANIZATION'S NAME  | y <u>sna</u> Debtor name (20a or 20b) (r  | use exact, full  | name; do r  | not omit, modiły, or                                     |   |  |
| Ē  |  |   | ST PERSONA   |   | not omit, modify, or                                     | abbraviate a  |  |
| OR   | 2011. ORGANIZATION'S NAME  |   | ST PERSONA   |   | not omit, modily, or                                     | ADDITIC   | ny part of the Debtor's na   |
| OR 20c   | 204. ORGANIZATION'S NAME<br>206. INDIVIDUAL'S SURNAME<br>MAILING ADDRESS   | FIR   | ST PERSONA   | L NÁME  |  | ADDITIC   | ny part of the Debtor's na<br>DNAL NAME(S)/INITIAL(S   |
| OR 20c   | 2011. ORGANIZATION'S NAME<br>2015. INDIVIDUAL'S SURNAME  | FIR   | ST PERSONA   | L NÁME  |  | ADDITIC   | ny part of the Debtor's na<br>DNAL NAME(S)/INITIAL(S   |
| OR 200.  | 204. ORGANIZATION'S NAME<br>206. INDIVIDUAL'S SURNAME<br>MAILING ADDRESS<br>ADDITIONAL DEBTOR'S NAME: Provide only   | FiR<br>CiT<br>y <u>one</u> Debtor name (21a or 21b) (   | ST PERSONA   | L NAME  |  | ADDITIC<br>STATE<br>abbreviate a  | ny part of the Debtor's na<br>DNAL NAME(S)/INITIAL(S   |
| 0R<br>20c<br>21. /<br>0R   | 204. ORGANIZATION'S NAME<br>206. INDIVIDUAL'S SURNAME<br>MAILING ADDRESS<br>ADDITIONAL DEBTOR'S NAME: Provide only<br>214. ORGANIZATION'S NAME<br>216. INDIVIDUAL'S SURNAME  | FiR<br>CiT<br>y <u>one</u> Debtor name (21a or 21b) (<br>FIR  | ST PERSONA<br>Y<br>Jose exect, full<br>ST PERSONA  | L NAME  |  | ADDITIC   | ny part of the Debtor's na<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>ny part of the Debtor's na<br>DNAL NAME(S)/INITIAL(S  |
| 0R<br>20c<br>21. /<br>0R   | 204. ORGANIZATION'S NAME<br>206. INDIVIDUAL'S SURNAME<br>MAILING ADDRESS<br>ADDITIONAL DEBTOR'S NAME: Provide only<br>214. ORGANIZATION'S NAME   | FiR<br>CiT<br>y <u>one</u> Debtor name (21a or 21b) (   | ST PERSONA<br>Y<br>Jose exect, full<br>ST PERSONA  | L NAME  |  | ADDITIC   | ny part of the Debtor's na<br>DNAL NAME(S)/fNITIAL(S<br>POSTAL CODE<br>ny part of the Debtor's na  |
| OR 200.<br>21. /<br>OR 21. /<br>21. /<br>21. /   | 204. ORGANIZATION'S NAME 206. INDIVIDUAL'S SURNAME MAILING ADDRESS ADDITIONAL DEBTOR'S NAME: Provide only 216. ORGANIZATION'S NAME 216. INDIVIDUAL'S SURNAME MAILING ADDRESS ADDITIONAL SECURED PARTY'S NAME   | FiR<br>cit<br>r <u>one</u> Debtor name (21a or 21b) (<br>FIR<br>CIT   | ST PERSONA<br>Y<br>use exect full<br>ST PERSONA  | I, NAME<br>name; do r<br>I. NAME                  | not omit, modity, or                                     | ADDITIC<br>STATE<br>ADDITIC<br>STATE  | ny part of the Debtor's na<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE   |
| OR 20c.  | 204 ORGANIZATION'S NAME 206. INDIVIDUAL'S SURNAME MAILING ADDRESS ADDITIONAL DEBTOR'S NAME: Provide only 214. ORGANIZATION'S NAME 215. INDIVIDUAL'S SURNAME MAILING ADDRESS 21 ADDITIONAL SECURED PARTY'S NAME ATHENE ANNUITY & LIF  | FiR<br>CiT<br>CiT<br>CiT<br>FIR<br>CiT<br>CiT<br>ME <u>ci</u> ASSIGNOR  | ST PERSONA<br>Y<br>USE EXACL full<br>ST PERSONA<br>Y<br>SECURED                                  | L NAME<br>name; do r<br>L NAME                    | not omit, modity, or                                     | ADDITIC<br>STATE<br>ADDITIC<br>STATE  | Ay part of the Debtor's na<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>ny part of the Debtor's na<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE   |
| OR 20c.  | 204. ORGANIZATION'S NAME 206. INDIVIDUAL'S SURNAME MAILING ADDRESS ADDITIONAL DEBTOR'S NAME: Provide only 216. ORGANIZATION'S NAME 216. INDIVIDUAL'S SURNAME MAILING ADDRESS ADDITIONAL SECURED PARTY'S NAME   | FiR<br>CIT<br>CIT<br>CIT<br>CIT<br>FIR<br>CIT<br>ME <u><u><u>x</u></u> ASSIGNOR<br/>E ASSURANCE (</u>   | ST PERSONA<br>Y<br>USE EXACL full<br>ST PERSONA<br>Y<br>SECURED                                  | I. NĂME<br>name; do r<br>I. NAME<br>PARTY         | not omit, modity, or                                     | ADDITIC<br>STATE<br>ADDITIC<br>STATE<br>ADDITIC<br>STATE<br>e only <u>one</u> n                           | ny part of the Debtor's na<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE   |
| OR 2000<br>2000<br>211. A<br>210.<br>210.<br>221.<br>221.  | 204 ORGANIZATION'S NAME 206. INDIVIDUAL'S SURNAME MAILING ADDRESS ADDITIONAL DEBTOR'S NAME: Provide only 214. ORGANIZATION'S NAME 215. INDIVIDUAL'S SURNAME MAILING ADDRESS 21 ADDITIONAL SECURED PARTY'S NAME ATHENE ANNUITY & LIF  | FiR<br>CIT<br>CIT<br>CIT<br>CIT<br>FIR<br>CIT<br>ME <u><u><u>x</u></u> ASSIGNOR<br/>E ASSURANCE (</u>   | ST PERSONA<br>Y<br>ST PERSONA<br>SECURED<br>COMPA<br>ST PERSONA                                  | I. NĂME<br>name; do r<br>I. NAME<br>PARTY         | not omit, modity, or                                     | ADDITIC<br>STATE<br>ADDITIC<br>STATE<br>ADDITIC<br>STATE<br>e only <u>one</u> n                           | ny part of the Debtor's na<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>ny part of the Debtor's na<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>ame (22a or 22b)   |
| OR 200.<br>21. /<br>21. /<br>21. /<br>210.<br>220.<br>220.<br>220.<br>220.<br>220.<br>220.<br>220.         | 204 ORGANIZATION'S NAME 206. INDIVIDUAL'S SURNAME MAILING ADDRESS ADDITIONAL DEBTOR'S NAME. Provide only 214. ORGANIZATION'S NAME 215. INDIVIDUAL'S SURNAME MAILING ADDRESS 226. ORGANIZATION'S NAME ATHENE ANNUITY & LIF 226. INDIVIDUAL'S SURNAME MAILING ADDRESS 226. INDIVIDUAL'S SURNAME  | FIR<br>CIT<br>CIT<br>CIT<br>CIT<br>CIT<br>ME <u>cc</u> ASSIGNOR<br>E ASSURANCE (<br>FIR<br>CIT<br>CIT<br>CIT<br>CIT<br>CIT<br>CIT<br>CIT<br>CIT   | ST PERSONA<br>Y<br>ST PERSONA<br>SECURED<br>COMPA<br>ST PERSONA<br>Y<br>SECURED                  | L NAME<br>Name: do f<br>L NAME<br>PARTY<br>L NAME | not omit, modity, or<br>"S NAME: Prove                   | ADDITIC<br>STATE<br>abbreviate a<br>ADDITIC<br>STATE<br>ADDITIC<br>STATE<br>CA                            | POSTAL CODE<br>POSTAL CODE<br>POSTAL CODE<br>NAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>ame (22a or 22b)<br>NAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>90245   |
| OR 200.<br>21. /<br>21. /<br>21c.<br>22c.<br>22c.<br>22c.<br>22c.<br>22c.<br>22c.                          | 204. ORGANIZATION'S NAME 206. INDIVIDUAL'S SURNAME MAILING ADDRESS ADDITIONAL DEBTOR'S NAME 216. ORGANIZATION'S NAME 216. INDIVIDUAL'S SURNAME 226. ORGANIZATION'S NAME 226. ORGANIZATION'S NAME 226. ORGANIZATION'S NAME ATHENE ANNUITY & LIF 226. INDIVIDUAL'S SURNAME MAILING ADDRESS LIDDID LINUTAIRSE SOLUTIONS Group LP, 2121 ROSE 21. ADDITIONAL SECURED PARTY'S NAME   | FIR<br>CIT<br>CIT<br>CIT<br>CIT<br>CIT<br>ME <u>cc</u> ASSIGNOR<br>E ASSURANCE (<br>FIR<br>CIT<br>CIT<br>CIT<br>CIT<br>CIT<br>CIT<br>CIT<br>CIT   | ST PERSONA<br>Y<br>ST PERSONA<br>SECURED<br>COMPA<br>ST PERSONA<br>Y<br>SECURED                  | L NAME<br>Name: do f<br>L NAME<br>PARTY<br>L NAME | not omit, modity, or<br>"S NAME: Prove                   | ADDITIC<br>STATE<br>abbreviate a<br>ADDITIC<br>STATE<br>ADDITIC<br>STATE<br>CA                            | ny part of the Deblor's na<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>NAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>ame (22a or 22b)<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>90245                      |
| OR 20c.<br>21. /<br>21c.<br>22.<br>22.<br>22.<br>22.<br>22.<br>22.<br>22.<br>22.                           | 204 ORGANIZATION'S NAME 206. INDIVIDUAL'S SURNAME 206. INDIVIDUAL'S SURNAME 206. INDIVIDUAL'S SURNAME 206. ORGANIZATION'S NAME 206. ORGANIZATION'S NAME 206. INDIVIDUAL'S SURNAME 206. ORGANIZATION'S NAME 206. ORGANI | Fire         Fire           r gag Debter name (21a or 21b) (r         Cit           r gag Debter name (21a or 21b) (r         Fire           ME gr          ASSIGNOR           Terass Aveces, Suite 5300         Fire           Git assignment         Site 5300           ME gr          ASSIGNOR           Cit         Cit           Cit         Fire           Cit         Cit           Cit         Site 5300           E         ASSIGNOR           Cit         ASSIGNOR | ST PERSONA<br>ST PERSONA<br>ST PERSONA<br>SECURED<br>COMPA<br>SECURED<br>COMP                    | L NAME  | not omit, modity, or<br>"S NAME: Prove                   | ADDITIC<br>STATE<br>abbreviate a<br>ADDITIC<br>STATE<br>abbreviate a<br>ADDITIC<br>STATE<br>CA<br>aDDITIC | Any part of the Debior's na<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>INAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>ame (22a or 22b)<br>NAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>90245<br>ame (23a or 23b) |
| OR 200.<br>21. /<br>21. /<br>21c.<br>22.<br>22.<br>22.<br>22.<br>22.<br>22.<br>22.<br>22.                  | 204 ORGANIZATION'S NAME 206. INDIVIDUAL'S SURINAME MAILING ADDRESS ADDITIONAL DEBTOR'S NAME 216. ORGANIZATION'S NAME 216. INDIVIDUAL'S SURINAME 226. INDIVIDUAL'S SURINAME ATHENE ANNUITY & LIF 226. INDIVIDUAL'S SURINAME MAILING ADDRESS LINDIVIDUAL'S SURINAME 226. INDIVIDUAL'S SURINAME  | Fire         Fire           r gag Debter name (21a or 21b) (r         Cit           r gag Debter name (21a or 21b) (r         Fire           ME gr          ASSIGNOR           Terass Aveces, Suite 5300         Fire           Git assignment         Site 5300           ME gr          ASSIGNOR           Cit         Cit           Cit         Fire           Cit         Cit           Cit         Site 5300           E         ASSIGNOR           Cit         ASSIGNOR | ST PERSONA<br>ST PERSONA<br>SECURED<br>COMPA<br>ST PERSONA<br>ST PERSONA                         | L NAME  | not omit, modity, or<br>"S NAME: Prove                   | ADDITIC<br>STATE<br>abbreviate a<br>ADDITIC<br>STATE<br>abbreviate a<br>ADDITIC<br>STATE<br>CA<br>aDDITIC | ny part of the Deblor's na<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>NAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>ame (22a or 22b)<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>90245                      |
| OR 200.<br>200.<br>21. /<br>0R 22.<br>21. /<br>22.<br>22.<br>22.<br>22.<br>22.<br>22.<br>22.<br>22.<br>22. | 204 ORGANIZATION'S NAME 206. INDIVIDUAL'S SURNAME 206. INDIVIDUAL'S SURNAME 206. INDIVIDUAL'S SURNAME 206. ORGANIZATION'S NAME 206. ORGANIZATION'S NAME 206. INDIVIDUAL'S SURNAME 206. ORGANIZATION'S NAME 206. ORGANI | Fire         Fire           r gag Debter name (21a or 21b) (r         Cit           r gag Debter name (21a or 21b) (r         Fire           ME gr          ASSIGNOR           Terass Aveces, Suite 5300         Fire           Git assignment         Site 5300           ME gr          ASSIGNOR           Cit         Cit           Cit         Fire           Cit         Cit           Cit         Site 5300           E         ASSIGNOR           Cit         ASSIGNOR | ST PERSONA<br>ST PERSONA<br>ST PERSONA<br>SECURED<br>COMPA<br>SECURED<br>COMP<br>SECURED<br>COMP | L NAME  | not omit, modity, or<br>"S NAME: Prove<br>"S NAME: Prove | ADDITIC<br>STATE<br>abbreviate a<br>ADDITIC<br>STATE<br>abbreviate a<br>ADDITIC<br>STATE<br>CA<br>aDDITIC | Any part of the Debior's na<br>DNAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>INAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>ame (22a or 22b)<br>NAL NAME(S)/INITIAL(S<br>POSTAL CODE<br>90245<br>ame (23a or 23b) |

FILING OFFICE COPY --- UCC FINANCING STATEMENT ADDITIONAL PARTY (Form UCC1AP) (Rev. 08/22/11)

|   |   | 202101 <sup>-</sup><br>01/12/20   | 120035<br>21 08:50 AM F   | Page 5 o   |
|---|---|---|---|--|
| UCC FINANCING STATEMENT ADDITIC   | ONAL PARTY  |   |   |  |
| 18. NAME OF FIRST DEBTOR: Same as line 1s or 1b on Financing S<br>because individual Debtor name tild not fit, check here   | Statement, if line 1b was left blank  |   |   |  |
| 184. ORGANIZATION'S NAME<br>NNN OPP OWNER VII, LLC  |   |   |   |  |
|   |   |   |   |  |
| 18b. INDIVIDUAL'S SURNAME   |   |   |   |  |
| FIRST PERSONAL NAME   | Entropy   |   |   |  |
|   |   |   |   |  |
| ADDITIONAL NAME(S)INITIAL(S)  | SUFFIX  |   |   |  |
| 19. ADDITIONAL DEBTOR'S NAME: Provide only one Debtor name  |   |   | IS FOR FILING OFFICE  |  |
| 198. ORGANIZATION'S NAME  |   |   |   |  |
| OR 196, INDIVIDUAL'S SURNAME  | FIRST PERSONAL NAME   | ADDITIC   | NAL NAME(S)/INITIAL(S)  | SUFFIX   |
|   |   |   |   |  |
| 19c. MAILING ADDRESS  | CITY  | STATE   | POSTAL CODE   | COUNTR   |
| 190. MAILING ADDRESS<br>20. ADDITIONAL DEBTOR'S NAME: Provide only good Debtor nam<br>2011. ORGANIZATION'S NAME   |   |   |   |  |
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FILING OFFICE COPY --- UCC FINANCING STATEMENT ADDITIONAL PARTY (Form UCC1AP) (Rev. 08/22/11)

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International Association of Commercial Administrators (IACA)

# SCHEDULE 1

## TO UCC FINANCING STATEMENT

## SCHEDULE OF COLLATERAL

**DEBTOR:** NNN OPP OWNER VII, LLC, a Delaware limited liability company

# SECURED PARTY: ATHENE ANNUITY AND LIFE COMPANY, ATHENE ANNUITY & LIFE ASSURANCE COMPANY, VENERABLE INSURANCE AND ANNUITY COMPANY, AMERICAN EQUITY INVESTMENT LIFE INSURANCE COMPANY, MIDLAND NATIONAL LIFE INSURANCE COMPANY, MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY and THE LINCOLN NATIONAL LIFE INSURANCE COMPANY (collectively "Secured Parties")

All of Debtors' property, rights, interests and estates now owned, or hereafter acquired by Debtor (collectively, the "Property"):

(a) <u>Land</u>. The real property described in Exhibit A attached hereto and made a part hereof (the "Land");

(b) Additional Land. All additional lands, estates and development rights hereafter acquired by Debtor for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien Deed of Trust and Security Agreement made by Debtor for the benefit of Secured Party, dated as of December 29, 2020 (the "Security Instrument");

(c) Improvements. The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (the "Improvements");

(d) Easements. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;

(e) Fixtures and Personal Property. All machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications

and elevator fixtures, inventory and goods and other property of every kind and nature whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Land and the Improvements and all building equipment, materials and supplies of any nature whatsoever owned by Debtor, or in which Debtor has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the Improvements (collectively, the "Personal Property"), and the right, title and interest of Debtor in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the State or States where any of the Property is located (the "Uniform Commercial Code"), superior in lien to the lien of the Security Instrument and all proceeds and products of the above;

(f) Leases and Rents. All leases, subleases and other agreements, whether or not in writing, affecting the use, enjoyment or occupancy of the Land and/or the Improvements heretofore or hereafter entered into and all extensions, amendments and modifications thereto, whether before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code (the "Leases") and all right, title and interest of Debtor, its successors and assigns therein and thereunder, including, without limitation, any guaranties of the lessees' obligations thereunder, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, payments in connection with any termination, cancellation or surrender of any Lease, revenues, issues and profits (including all oil and gas or other mineral royalties and bonuses) from the Land and/or the Improvements whether paid or accruing before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code and all proceeds from the sale or other disposition of the Leases (the "Rents") and the right to receive and apply the Rents to the payment of the Debt;

(g) Condemnation Awards. All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Property, whether from the exercise of the right of eminent domain (including but not limited to any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property;

(h) Insurance Proceeds. All proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;

(i) Tax Certiorari. All refunds, rebates or credits in connection with a reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction;

(j) Conversion. All proceeds of the conversion, voluntary or involuntary, of any of the foregoing including, without limitation, proceeds of insurance and condemnation awards, into cash or liquidation claims; (k) Rights. The right, in the name and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Secured Party in the Property;

(1) Agreements. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or respecting any business or activity conducted on the Land and any part thereof and all right, title and interest of Debtor therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Debtor thereunder;

(m) Intangibles. All trade names, trademarks, servicemarks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property;

(n) Accounts. All Accounts, Account Collateral, reserves, escrows and deposit accounts maintained by Debtor with respect to the Property including, without limitation, the Lockbox Account and the Property Accounts, and all complete securities, investments, property and financial assets held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof; and

(o) Causes of Action. All causes of action and claims (including, without limitation, all causes of action or claims arising in tort, by contract, by fraud or by concealment of material fact) against any Person for damages or injury to the Property or in connection with any transactions financed in whole or in part by the proceeds of the Loan ("Cause of Action");

(p) Other Rights. Any and all other rights of Debtor in and to the items set forth in Subsections (a) through (o) above.

The term "Loan Agreement" as used herein shall mean that certain Loan Agreement, between Debtors and Secured Party, dated on or about even date herewith. Terms not otherwise defined herein shall retain the definition as set forth in the Loan Agreement.

# EXHIBIT A

### (Description of Land)

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 AND 12, INCLUSIVE OF "BURLINGTON NORTH MARKETPLACE BINDING SITE PLAN" AS PER SURVEY APPROVED OCTOBER 11, 2016 AND RECORDED OCTOBER 14, 2016 AS SKAGIT COUNTY AUDITOR'S FILE NO. 201610140005; BEING PORTIONS OF GOVERNMENT LOT 1 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

#### PARCEL B:

EASEMENTS FOR INGRESS, EGRESS, UTILITIES AND PARKING AS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, RECORDED JULY 16, 2002 UNDER SKAGIT COUNTY AUDITOR'S NO. 200207160094, AS AMENDED BY DOCUMENTS RECORDED IN AUDITOR'S FILES 200410250183, 200608220088 AND 200807240092.

Assessor's Property Tax Parcel Number or Account Number: P133470 and P133481