

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)	
CORPSMART LLC	+1 (800) 737-8012
B. E-MAIL CONTACT AT SUBMITTER (optional)	
FILINGS@CORP-SMART.COM	
C. SEND ACKNOWLEDGMENT TO: (Name and Address)	
CORPSMART 106 5th Ave SE Olympia, WA 98501	
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				
OR	MANNIMALS INC.			
1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY
2517 2nd Avenue W.		Seattle	WA	98119 United States

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				
OR	LIVE OAK BANKING COMPANY			
3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY
1741 Tiburon Drive		Wilmington	NC	28403 United States

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

All goods of the Debtor which are or are to become fixtures located on the real property described on Exhibit A attached hereto and incorporated herein by reference, whether now owned or hereafter acquired by the Debtor and whether now or hereafter located on the real property.

For Reference Only - Real Property address: 139 Cascade Mall Drive, Burlington, Washington 98233. (Tax Parcel No. P23694-340406-0-072-011 and P23720/340406-0-097-0012.) (1.2500 ac) DK 12: PTN SE1/4 NE1/4, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AKA PARCEL A SURV REC AF#9107100065; (5.5100 ac) DK 12: PTN SE1/4 NE1/4, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AKA PARCEL B SURV REC AF#9107100065)

The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which uses tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations:

(a) When SBA is the holder of the Note, this document and all documents evidencing or securing the Loan will be construed in accordance with Federal law.

(b) Lender or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

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	<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: 92099.719 (Fixtures)	

FILING OFFICE COPY — UCC FINANCING STATEMENT (Form UCC1) (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  
MANNIMALS INC.

OR  
9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

**THE ABOVE SPACE IS FOR FILING OFFICE USE 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 (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):

CROSS COURT PLAZA - CPL LLC  
CROSS COURT PLAZA - EC LLC  
CROSS COURT PLAZA - BWC LLC  
c/o Pacific Asset Advisors, Inc.  
14205 SE 36th Street, Suite 215  
Bellevue, Washington 98233

16. Description of real estate:

The Leasehold premises located on a portion of that certain lot or parcel of land situate and lying in Skagit County, Washington, and more particularly described as follows:

See attached Exhibit A.

17. MISCELLANEOUS:

**EXHIBIT A**

The land referred to herein is situated in the City of Burlington, County of Skagit, State of Washington, and is described as follows:

**PARCEL A:**

That portion of the Northeast Quarter of Section 6, Township 34 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the East Quarter corner of said Section 6;  
thence North 00°17'42" East along the East line of said subdivision a distance of 273.81 feet;  
thence North 89°42'21" West a distance of 50.00 feet to the intersection of the West line of that certain tract of land conveyed to the City of Burlington, under Auditor's File No. 8604020016, records of Skagit County, Washington (hereafter known as the City Tract) being Burlington Boulevard (formerly known as Garl Street) and the true point of beginning;  
thence continue North 89°42'21" West a distance of 81.95 feet;  
thence North 76°11'58" West a distance of 25.81 feet;  
thence North 89°42'21" West a distance of 145.00 feet;  
thence South 00°17'42" West a distance of 168.00 feet;  
thence South 24°05'48" East a distance of 27.67 feet;  
thence South 00°17'42" West a distance of 25.50 feet to the intersection of the South line of Tract 2, as per boundary line adjustment recorded in Volume 10 of Surveys, pages 51 and 52, under Auditor's File No. 9007100003, records of Skagit County, Washington;  
thence South 88°50'37" East, along said South line a distance of 222.53 feet to a point of curvature to the left;  
thence along the arc of said curve to the left having a radius of 29.50 feet through a central angle of 37°39'38" an arc distance of 19.39 feet to the intersection of the West right-of-way margin of said City

**Tract;**

thence North 00°17'42" East along the West line of said City Tract a distance of 210.15 feet to the true point of beginning;

(Also known as Parcel A of that Survey recorded in Volume 11 of Surveys, pages 122 and 123, under Auditor's File No. 9107100065, records of Skagit County, Washington.)

Situated in Skagit County, Washington

**PARCEL B:**

That portion of the Northeast Quarter of Section 6, Township 34 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the East Quarter corner of said Section 6;  
 thence North 00°17'42" East along the East line of said subdivision a distance of 657.12 feet to a point that is 10.00 feet South as measured at right angles to the North line of the South Half of the Southeast Quarter of said Northeast Quarter of Section 6;  
 thence North 88°59'14" West, parallel with said North line a distance of 69.75 feet to the intersection of the West line of that certain tract of land conveyed to the City of Burlington under Auditor's File No. 8604020016, records of Skagit County, Washington (hereafter known as the City Tract) being Burlington Boulevard (formerly known as Garl Street), said intersection being the true point of beginning;  
 thence continuing North 88°59'14" West a distance of 540.05 feet;  
 thence South 01°00'46" West a distance of 29.00 feet;  
 thence South 01°24'07" East a distance of 23.02 feet;  
 thence South 01°00'46" West a distance of 125.00 feet;  
 thence North 88°59'14" West a distance of 10.83 feet;  
 thence South 01°00'46" West a distance of 167.17 feet;  
 thence South 88°59'14" East a distance of 6.33 feet;  
 thence South 01°00'46" West a distance of 44.22 feet;  
 thence North 50°37'51" East a distance of 165.79 feet;  
 thence South 00°17'42" West a distance of 93.34 feet;  
 thence South 89°42'21" East a distance of 51.97 feet;  
 thence South 00°17'42" West a distance of 225.57 feet to the intersection of the South line of Tract 2 of the boundary line adjustment recorded in Volume 10 of Surveys, pages 51 and 52, under Auditor's File No. 9007100003, records of Skagit County, Washington;  
 thence South 88°50'37" East along said South line a distance of 147.96 feet;  
 thence North 00°17'42" East a distance of 25.50 feet;  
 thence North 24°05'48" West a distance of 27.67 feet;  
 thence North 00°17'42" East a distance of 168.00 feet;  
 thence South 89°42'21" East a distance of 145.00 feet;  
 thence South 76°11'58" East a distance of 25.81 feet;  
 thence South 89°42'21" East a distance of 81.95 feet to the Westerly margin of said City Tract;  
 thence North 00°17'42" East along said Westerly margin a distance of 364.19 feet to a point of curvature to the left;  
 thence along the arc of said curve to the left, having a radius of 20.00 feet through a central angle of 89°16'56" an arc distance of 31.17 feet to the true point of beginning;

(Also known as Parcel B of that survey recorded in Volume 11 of Surveys, pages 122 and 123, under Auditor's File No. 910710065, records of Skagit County, Washington.)

Situated in Skagit County, Washington

#### PARCEL C:

An easement for ingress, egress, and parking as described in that certain easement dated August 1, 1991, between Dayton Hudson Corporation and Winmar Cascade, Inc., recorded August 1, 1991, under Auditor's File No. 9108010068, records of Skagit County, Washington,

Situated in Skagit County, Washington