

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

Jackie Lee (212) 736-0600 Ext. 107

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Joseph Meyers & Associates P.C.
224 West 30th Street
Suite 809
New York, NY 10001

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME

50 Amaral LLC

OR 1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

1c. MAILING ADDRESS

2 Rosalita Lane

CITY

Millbrae

STATE

CA

POSTAL CODE

94030

COUNTRY

USA

1d. TAX ID #:

SSN OR EIN

ADD'L INFO RE
ORGANIZATION
DEBTOR

1e. TYPE OF ORGANIZATION

limited liability compan

1f. JURISDICTION OF ORGANIZATION

Rhode Island

1g. ORGANIZATIONAL ID #, if any

☒ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR 2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

2c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

2d. TAX ID #:

SSN OR EIN

ADD'L INFO RE
ORGANIZATION
DEBTOR

2e. TYPE OF ORGANIZATION

2f. JURISDICTION OF ORGANIZATION

2g. ORGANIZATIONAL ID #, if any

☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME

Column Financial, Inc.

OR 3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

3c. MAILING ADDRESS

Eleven Madison Avenue, 9th Fl., Attn: Edmund Taylor

CITY

New York

STATE

NY

POSTAL CODE

10010

COUNTRY

USA

4. This FINANCING STATEMENT covers the following collateral:

All fixtures, machinery, equipment, property, judgments, awards, condemnation proceeds, insurance proceeds, rents, products and proceeds, all as more fully described in Exhibit A attached hereto and made a part hereof.

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

5. ALTERNATIVE DESIGNATION [if applicable] ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ SELLER/BUYER ☐ AG. LIEN ☐ NON-UCC FILING

6. ☐ This FINANCING STATEMENT is to be filed [for record] [for recorded] in the REAL ESTATE RECORDS. Attach Addendum ☐ (if applicable) 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) ☐ (ADDITIONAL FEE) ☐ (optional) ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA

Secretary of State of Rhode Island

FILING OFFICE COPY — NATIONAL UCC FINANCING STATEMENT (FORM UCC1) (REV. 07/29/98)

NATUCC1 - 5/4/01 C T System Online

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

50 Amara! LLC

OR

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. TAX ID #

SSN OR EIN

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:

ADDRESS: 40-88 Amara! Street,
East Providence, RI 02915

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)

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

EXHIBIT "A"

DESCRIPTION OF COLLATERAL

All of Debtor's estate, right, title and interest in, to and under any and all of the following described property, whether now owned or hereafter acquired, attached to or used in and about that certain real property situated in the City of East Providence, State of Rhode Island, and more particularly described on Exhibit B attached hereto and incorporated herein by this reference (the "**Real Estate**;" the Real Estate, together with all of the easements, rights, privileges, franchises, tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in any way appertaining and all of the estate, right, title, interest, claim and demand whatsoever of Debtor therein or thereto, either at law or in equity, in possession or in expectancy, now or hereafter acquired, and all structures, buildings and improvements of every kind and description now or at any time hereafter located or placed on the Real Estate, the "**Improvements**");

- (A) All personal property owned by Debtor and now or hereafter located on, attached to or used in and about the Real Estate and/or the Improvements and all furniture, furnishings, fixtures, goods, equipment, inventory or personal property owned by the Debtor and now or hereafter located on, attached to or used in and about the Improvements, including, but not limited to, all machines, engines, boilers, dynamos, elevators, stokers, tanks, cabinets, awnings, screens, shades, blinds, carpets, draperies, lawn mowers, and all appliances, plumbing, heating, air conditioning, lighting, ventilating, refrigerating, disposals and incinerating equipment, and all fixtures and appurtenances thereto, and such other goods and chattels and personal property owned by the Debtor as are now or hereafter used or furnished in operating the Improvements, or the activities conducted therein, and all building materials and equipment hereafter situated on or about the Real Estate or the Improvements, and all warranties and guaranties relating thereto, and all additions thereto and substitutions and replacements therefor (exclusive of any of the foregoing owned or leased by tenants of space in the Improvements);
- (B) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, drainage rights and other emblements now or hereafter located on the Real Estate or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, tenements, hereditaments and appurtenances, reversions and remainders whatsoever, in any way belonging, relating or appertaining to the Real Estate or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Debtor;
- (C) All water, ditches, wells, reservoirs and drains and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, under or above or used in

connection with the Real Estate or the Improvements, or any part thereof, whether now existing or hereafter created or acquired;

- (D) All minerals, crops, timber, trees, shrubs, flowers and landscaping features now or hereafter located on, under or above the Real Estate;
- (E) All cash funds, deposit accounts and other rights and evidence of rights to cash, now or hereafter created or held by Secured Party pursuant to that certain Mortgage, Security Agreement and Assignment of Leases and Rents, from the Debtor to the Secured Party (the "**Security Instrument**") or any other of the Loan Documents (as defined in the Security Instrument) including, without limitation, all funds now or hereafter on deposit in the Impound Account, the Replacement Reserve, the Repair and Remediation Reserve, the TILC Reserve, if any, or the Lease Holdback Reserve, if any (all as defined in the Security Instrument);
- (F) All leases, licenses, concessions and occupancy agreements of the Real Estate or the Improvements now or hereafter entered into and all rents, royalties, issues, profits, revenue, income and other benefits (collectively, the "**Rents and Profits**") of the Real Estate or the Improvements, now or hereafter arising from the use or enjoyment of all or any portion thereof or from any lease, license, concession, occupancy agreement or other agreement pertaining thereto or arising from any of the Contracts (as defined below) or any of the General Intangibles (as defined below) and all cash or securities deposited to secure performance by the tenants, lessees or licensees, as applicable, of their obligations under any such leases, licenses, concessions or occupancy agreements, whether said cash or securities are to be held until the expiration of the terms of said leases, licenses, concessions or occupancy agreements or applied to one or more of the installments of rent coming due prior to the expiration of said terms;
- (G) All contracts and agreements now or hereafter entered into covering any part of the Real Estate or the Improvements (collectively, the "**Contracts**") and all revenue, income and other benefits thereof, including, without limitation, management agreements, service contracts, maintenance contracts, equipment leases, personal property leases and any contracts or documents relating to construction on any part of the Real Estate or the Improvements or to the management or operation of any part of the Real Estate or the Improvements;
- (H) All present and future monetary deposits given to any public or private utility with respect to utility services furnished to any part of the Real Estate or the Improvements;
- (I) All present and future funds, accounts, instruments, accounts receivable, documents, causes of action, claims, general intangibles, all names by which the Real Estate or the Improvements may be operated or known, all rights to carry on business under such names, and all rights, interest and privileges which Debtor has

or may have as developer or declarant under any covenants, restrictions or declarations now or hereafter relating to the Real Estate or the Improvements and all notes or chattel paper now or hereafter arising from or by virtue of any transactions related to the Real Estate or the Improvements (collectively, the "**General Intangibles**");

- (J) All water taps, sewer taps, certificates of occupancy, permits, licenses, franchises, certificates, consents, approvals and other rights and privileges now or hereafter obtained in connection with the Real Estate or the Improvements (including, without limitation, all such items specifically identified on Exhibit B attached hereto and incorporated herein) and all present and future warranties and guaranties relating to the Improvements or to any equipment, fixtures, furniture, furnishings, personal property or components of any of the foregoing now or hereafter located or installed on the Real Estate or the Improvements;
- (K) All building materials, supplies and equipment now or hereafter placed on the Real Estate or in the Improvements and all architectural renderings, models, drawings, plans, specifications, studies and data now or hereafter relating to the Real Estate or the Improvements;
- (L) All right, title and interest of the Debtor in any insurance policies or binders now or hereafter relating to the Real Estate or the Improvements including any unearned premiums thereon;
- (M) All proceeds, products, substitutions and accessions (including claims and demands therefor) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards.
- (N) All other or greater rights and interests of every nature in the Real Estate or the Improvements and in the possession or use thereof and income therefrom, whether now owned or hereafter acquired by the Debtor.

EXHIBIT B
(Legal Description)

THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON SITUATED AT THE NORTHWESTERLY INTERSECTION OF WAMPANOAG TRAIL (R.I. ROUTE #114) AND AMARAL STREET IN THE CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN-DESCRIBED PARCEL, SAID CORNER BEING THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY BELONGING TO CHARLES E. WERCHADLO, SAID CORNER ALSO BEING LOCATED ON THE NORTHEASTERLY STREET LINE OF WAMPANOAG TRAIL AS ESTABLISHED BY STATE HIGHWAY PLAT NO. 1005;

THENCE RUNNING NORTHEASTERLY IN PART ALONG THE REMAINS OF A STONE WALL AND IN PART ALONG A STONE WALL BOUNDING NORTHWESTERLY ON SAID WERCHADLO LAND FOR A DISTANCE OF THREE HUNDRED SEVENTY-ONE AND TWENTY-FIVE HUNDREDTHS FEET (371.25') TO LAND NOW OR FORMERLY BELONGING TO WARM ASSOCIATES FOR AN ANGLE;

THENCE TURNING AN INTERIOR ANGLE OF 180°-03'-50" AND RUNNING NORTHEASTERLY BOUNDING NORTHWESTERLY ON SAID WARM ASSOCIATES LAND FOR A DISTANCE OF THREE HUNDRED EIGHTY-EIGHT AND FIFTY-SIX HUNDREDTHS FEET (388.56') TO LAND NOW OR FORMERLY BELONGING TO WILLIAM M. GAUNTLETT AND A REINFORCING ROD FOR A CORNER;

THENCE TURNING AN INTERIOR ANGLE OF 89°-43'-40" AND RUNNING SOUTHEASTERLY BOUNDING NORTHEASTERLY ON SAID GAUNTLETT LAND FOR A DISTANCE OF ONE HUNDRED NINETY NINE AND TWENTY-TWO HUNDREDTHS FEET (199.22') TO THE WESTERLY STREET LINE OF AMARAL STREET AND A REINFORCING ROD FOR A CORNER;

THENCE TURNING AN ANGLE OF 90°-24'-20" AND RUNNING SOUTHWESTERLY ALONG THE WESTERLY STREET LINE OF AMARAL STREET FOR A DISTANCE OF SEVEN HUNDRED EIGHTY-TWO AND FIFTY-SEVEN HUNDREDTHS FEET (782.57') TO A POINT OF CURVATURE;

THENCE CONTINUING GENERALLY SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG SAID AMARAL STREET STREET LINE CURVING TO THE RIGHT ALONG THE ARC OF A CURVE HAVING A CENTRAL ANGLE OF 114°-17'-14" AND A RADIUS OF FORTY AND NO HUNDREDTHS FEET (40.00') FOR AN ARC DISTANCE OF SEVENTY-NINE AND SEVENTY-NINE HUNDREDTHS FEET (79.79') TO THE AFORESAID NORTHEASTERLY STREET LINE OF WAMPANOAG TRAIL AND A POINT OF REVERSE CURVATURE;

THENCE CONTINUING GENERALLY NORTHWESTERLY ALONG SAID STREET LINE OF WAMPANOAG TRAIL CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A CENTRAL ANGLE OF 03°-10'-15", A RADIUS OF TWO THOUSAND EIGHT HUNDRED THIRTY-NINE AND TWENTY-SEVEN HUNDREDTHS FEET (2839.27'), AND A CHORD LENGTH OF ONE HUNDRED FIFTY-SEVEN AND ELEVEN HUNDREDTHS FEET (157.11') FOR AN ARC DISTANCE OF ONE HUNDRED FIFTY-SEVEN AND THIRTEEN HUNDREDTHS FEET (157.13') TO THE POINT AND PLACE OF BEGINNING;

THE CHORD OF THE LAST DESCRIBED CURVE FORMS AN INTERIOR ANGLE OF 112°-30'-16" WITH THE FIRST DESCRIBED LINE.

SAID PARCEL CONTAINS 3.662 ACRES.