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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
B. SEND ACKNOWLEDGMENT TO: (Name and Address)
Robert A. Migliaccio, Esq. Cameron & Mittleman, LLP 56 Exchange Terrace Providence, RI 02903

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						
Commerce Way Development Co., LLC						
OR	1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS		CITY		STATE	POSTAL CODE	COUNTRY
c/o Blish & Cavanaugh, 30 Exchange Terrace		Providence		RI	02903	USA
1d. TAX ID #: SSN OR EIN NOT REQUIRED IN RHODE ISLAND	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION	1f. JURISDICTION OF ORGANIZATION	1g. ORGANIZATIONAL ID #, if any		
		LLC	Rhode Island	134795 ☐ 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 NOT REQUIRED IN RHODE ISLAND	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						
Citizens Bank of Rhode Island						
OR	3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS		CITY		STATE	POSTAL CODE	COUNTRY
One Citizens Plaza		Providence		RI	02903	USA

4. This FINANCING STATEMENT covers the following collateral:

All project contracts as more particularly set forth on Schedule A attached hereto.

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) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum	7. ☐ TO REQUEST A SEARCH REPORT, FILE A UCC11					

8. OPTIONAL FILER REFERENCE DATA

To be filed with the Rhode Island Secretary of State.

SCHEDULE A

All of Debtor's right, title and interest in and to: (i) that certain Construction Contract (the "Construction Contract") with P.A. Landers, Inc. (the "Contractor") dated the 26th day of June, 2006, for the construction of infrastructure and pad preparation on land ground leased by Debtor at the intersection of McNair Way and Commerce Way in the Town of Plymouth, Massachusetts (the "Project"), in accordance with plans, drawings and specifications heretofore exhibited to Secured Party and initialed by Secured Party and Debtor and various other contracts with architects, engineers, subcontractors, draftsmen, etc. (the "Other Parties") with respect to the Project (collectively the "Project Contracts"), and each of them, together with all the rights, privileges and appurtenances now or hereafter in any way belonging or pertaining thereto, and (ii) all permits at any time secured by Debtor with respect to the Project, including without limiting the generality of the foregoing, all water, sewer-tap in, building, access and curb cut permits and (iii) all "Plans" (as defined in that certain Construction Loan Agreement between Debtor and Secured Party) prepared with respect to the Project.

All of Debtor's right, title and interest in, to and/or under (i) any warranties or representations made by the Contractor, or any of the Other Parties whether or not contained in the Project Contracts, and (ii) any labor and/or materials performance bonds running in favor of Debtor to the extent permissible under the terms thereof.