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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

THOMAS S. HEMMENDINGER, ESQ. 401-453-2300

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

THOMAS S. HEMMENDINGER, ESQ.
Brennan, Recupero, Cascione, Scungio &
McAllister, LLP
362 Broadway
Providence, RI 02909

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

MERCEDES HOUSING PARTNERS IV

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
50 HEDLEY AVENUE CENTRAL FALLS RI 02863 USA

1d. TAX ID #: SSN OR EIN NOT REQUIRED IN RHODE ISLAND ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION LTD Partnership 1f. JURISDICTION OF ORGANIZATION RI 1g. ORGANIZATIONAL ID #, if any 49239 ☐ 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

BANK RHODE ISLAND

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
ONE TURKS HEAD PLACE PROVIDENCE RI 02903 USA

4. This FINANCING STATEMENT covers the following collateral:

EQUIPMENT: All of Debtor's presently owned and hereafter acquired machinery and equipment (excluding automotive equipment), furniture, fixtures, and all other tangible personal property of whatever kind or nature, together with all products thereof, and all substitutions, replacements, additions and accessions therefor or thereto, and all cash or non cash proceeds of all the foregoing, including insurance proceeds (all of which is sometimes hereinafter referred to as "Equipment") located at Assessor's Plat 8 Lot 21 - 70 and 72 Watson Street, Assessor's Plat 8 Lot 14 - 30 Watson Street, Assessor's Plat 4 Lot 128 - 212 and 214 Washington Street, Assessor's Plat 8 Lot 75 - 33 Richardson Street Central Falls, RI. The record owner of the real estate on which the Equipment is located is MERCEDES HOUSING PARTNERS IV.

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 (if applicable) 7. TO REQUEST A SEARCH REPORT, FILE A UCC11

8. OPTIONAL FILER REFERENCE DATA

UCC DIVISION, SECRETARY OF STATE'S OFFICE, PROVIDENCE, RI

(1) FILING OFFICE COPY - ALPHABETICAL - RHODE ISLAND UCC FINANCING STATEMENT (FORM UCC1) (REV. 06/15/01)

EXHIBIT A

(Property Description)

Parcel 1 (Mercedes Housing Partners IV, commonly known as 30 Watson Street):

_____ That certain tract or parcel of land with all buildings and improvements thereon situated on the southerly side of Watson Street in the City of Central Falls, County of Providence, State of Rhode Island being bounded and described as follows:

Beginning at a point on the southerly side of Watson Street. Said point being 130.85 feet easterly from Lonsdale Avenue as measured along the southerly side of said Watson Street;

thence running easterly bounded northerly by said Watson Street a distance of fifty and 00/100 (50.00) feet to a corner and land now or formerly belonging to Armando Tenreiro;

thence turning an interior angle of 90° and running southerly a distance of eighty and 98/100 (80.98) feet to a corner;

thence turning an interior angle of 270° and running easterly a distance of nine and 66/100 (9.66) feet to a corner and land belonging to Arthur Tremblay.

The last two (2) above described courses being bounded by said Tenreiro land.

Thence turning an interior angle of 89°-23'-30" and running southerly bounded easterly by said Tremblay land a distance of ten and 00/100 (10.00) feet to a corner and land belonging to James Kennedy;

thence turning an interior angle of 90°-36'-30" and running westerly bounded southerly by said Kennedy land a distance of fifty and 00/100 (50.00) feet to a corner and land belonging to Mildred Sweet;

thence turning an interior angle of 89°-23'-30" and running northerly bounded westerly by said Sweet land a distance of ten and 00/100 (10.00) feet to a corner;

thence turning an interior angle of 270°-36'-30" and running westerly bounded southerly by said Sweet and a distance of nine and 66/100 (9.66) feet to a corner and land now or formerly belonging to Bruno Buldrighini;

thence turning an interior angle of 90° and running northerly bounded westerly by said Buldrighini land a distance of eighty and 98/100 (80.98) feet to said Watson Street and the point of beginning where it forms an interior angle of 90° with the first above described course.

Parcel 2 (Mercedes Housing Partners IV, commonly known as 70-72 Watson Street):

That certain tract or parcel of land with all buildings and improvements thereon situated on the southerly side of Watson Street in the city of Central Falls, County of Providence, State of Rhode Island, being bounded and described as follows:

Beginning at a point on the southerly side of Watson Street. Said point being 620.85 feet easterly from Lonsdale Avenue as measured along the southerly side of said Watson Street;

thence running easterly bounded northerly by said Watson Street a distance of fifty and 00/100 (50.00) feet to a corner and land belonging to William Mulvey;

thence turning an interior angle of 90° and running southerly bounded easterly by said Mulvey land a distance of eighty and 98/100 (80.98) feet to a corner and land now or formerly belonging to Bruno Buldrighini;

thence turning an interior angle of 90° and running westerly bounded southerly in part by said Buldrighini land and in part by land belonging to Philip Boldus a distance of fifty and 00/100 (50.00) feet to a corner and land belonging to Barbara King;

thence turning an interior angle of 90° and running northerly bounded westerly by said King land a distance of eighty and 98/100 (80.98) feet to said Watson Street and the point of beginning where it forms an interior angle of 90° with the first above described course.

Parcel 3 (Mercedes Housing Partners IV, commonly known as 212-214 Washington Street):

That certain tract or parcel of land with all buildings and improvements thereon situated on the westerly side of Washington Street in the City of Central Falls, County of Providence, State of Rhode Island being bounded and described as follows:

Beginning at a point on the westerly side of Washington Street at the northeasterly corner of the herein described parcel. Said point being 536.20 feet southerly from Hunt Street as measured along the westerly side of said Washington Street;

thence running southerly bounded easterly by said Washington Street a distance of fifty and 10/100 (50.10) feet to a corner and land belonging to Jorge and Marcia Costa;

thence turning an interior angle of 88°-36'-00" and running westerly bounded southerly by said Costa land a distance of one hundred forty-two and 00/100 (142.00) feet to a corner and land belonging to Wing Foo Chin and Oi-You-Moy;

thence turning an interior angle of 91°-24'-00" and running northerly bounded westerly by said last named land a distance of fifty and 10/100 (50.10) feet to a corner and land belonging to Edmour and Cecile Boisclair;

thence turning an interior angle of 88°-36'-00" and running easterly bounded northerly by said

last named land a distance of one hundred forty-two and 00/100 (142.00) feet to said Washington Street and the point of beginning where it forms an interior angle of 91°-24'-00" with the first above described course;

Parcel 4 (Mercedes Housing Partners IV, commonly known as 33 Richardson Street):

That certain tract or parcel of land with all buildings and improvements thereon situated at the northeasterly corner of Pine Street and Richardson Street in the City of Central Falls, County of Providence, State of Rhode Island being bounded and described as follows:

Beginning at the northeasterly corner of Pine Street and Richardson Street;

thence running northwesterly bounded southwesterly by said Pine Street a distance of thirty-seven and 82/100 (37.82) feet to a corner and land belonging to Margaret M. Gleavey;

thence turning an interior angle of 90° and running northeasterly bounded northwesterly by said Gleavey land a distance of eighty and 00/100 (80.00) feet to a corner and land belonging to Roland H. and Jeanne C. Lizotte;

thence turning an interior angle of 90° and running southeasterly bounded northeasterly by said Lizotte land a distance of forty-two and 51/100 (42.51) feet to said Richardson Street;

thence turning an interior angle of 86°-38'-50" and running southwesterly bounded southeasterly by said Richardson Street a distance of eighty and 14/100 (80.14) feet to said Pine Street and the point of beginning where it forms an interior angle of 93°-21'-10" with the first above described course.