

UCC-1 Form

FILER INFORMATION

Full name: ALICIA M. BIGOS Phone: 617-422-0200

CONTACT INFORMATION

Contact name: BARTLETT HACKETT FEINBERG P.C.

Street #1: 155 FEDERAL STREET, 9TH FLOOR

City: BOSTON State: MA ZIP: 02110 Country: USA

Notification Method: E-MAIL Email: AMB@BOSTONBUSINESSLAW.COM

DEBTOR INFORMATION

Org. Name: ONE POWDER HILL ROAD LLC

Mailing Address1: 30 BRATTLE STREET, 4TH FLOOR

City: CAMBRIDGE State: MA ZIP: 02138 Country: USA

SECURED PARTY INFORMATION

Org. Name: CAMBRIDGE SAVINGS BANK

Mailing Address1: 1374 MASSACHUSETTS AVENUE

City: CAMBRIDGE State: MA ZIP: 02138 Country: USA

TRANSACTION TYPE: STANDARD

COLLATERAL IS / ADMINISTERED BY:

ALTERNATIVE DESIGNATION:

COLLATERAL

All personal property of Debtor as described in Exhibit A attached hereto and made a part hereof located on the real property at One Powder Hill Road, Lincoln, Providence, County, Rhode Island as described in Exhibit B (the “Mortgaged Property”) attached hereto and made a part hereof.

EXHIBIT A

The Collateral upon which Debtor has granted a security interest to Secured Party shall be defined as follows:

- (a) All Debtor’s accounts, accounts receivable, contract rights, documents, instruments, general intangibles, and rents and profits arising from the property as described in Exhibit A (the “Mortgaged Property”);
- (b) Debtor’s personal property including inventory, supplies, furniture, furnishings, equipment, fixtures, and building and construction materials, used or useful in the construction, operation or maintenance of the Mortgaged Property;
- (c) Debtor’s rights as lessee of all property now or hereafter located on or used in connection with the operation or maintenance of the Mortgaged Property;
- (d) All contracts, agreements, licenses, permits and approvals for the construction, ownership, maintenance and operation of the Mortgaged Property;
- (e) All warranties and guarantees of construction contractors and subcontractors and of suppliers and manufacturers of equipment and material or other property incorporated into the improvements or otherwise constituting part of the Mortgaged Property;
- (f) The goodwill and trade names of Debtor and any business conducted on the Mortgaged Property by Debtor, and all service marks and logotypes used in connection therewith;
- (g) All books, records, plans and specifications and operating manuals of Debtor relating to the construction, use, operation, occupancy, and maintenance of the Mortgaged Property;
- (h) The proceeds of any insurance for damage to the property described above as “Collateral”; and
- (i) The proceeds of all judgments, awards of damages, and settlements for, or in lieu of, the taking by eminent domain of all or any part of the property described above as “Collateral”.

EXHIBIT B

That certain tract or parcel of land situated on the easterly side of Jenckes Hill Road and the northerly and westerly sides of Powder Hill Road in the Town of Lincoln, County of Providence, State of Rhode Island and Providence Plantations, delineated on that plan entitled "ALTA/ACSM Land Title Survey Plan A.P. 28, Lot 54 Jenckes Hill road & Powder Hill Road Lincoln, Rhode Island DiCristofaro Law Offices 400 Reservoir Avenue-Suite 2K providence Rhode Island 02907 Project No. 10-027 Scale: 1" = 50' Date: 05/17/10 by Waterman Engineering Co. Richard S. Lipsitz, P.L.S. #1837". Said parcel being more particularly bounded and described as follows:

Beginning at a granite bound marking the intersection between the easterly line of Jenckes Hill Road and the northerly street line of Powder Hill Road, said granite bound being the most southwesterly corner of the parcel herein-described:

Thence proceeding N 27° 40' 16" W, by and with the said easterly line of Jenckes Hill Road, a distance of seven hundred forty-six and 33/100 (746.33') feet to land now or formerly of NG&G Holdings, L.L.C., said point being at or near the line dividing the Town of Lincoln with the Town of Smithfield;

Thence proceeding N 01° 07' 14" E, a distance of thirty-seven and 80/100 (37.80') feet to the most northwesterly corner of the parcel herein-described;

Thence proceeding N 62° 19' 44" E, a distance of five hundred eighteen and 57/100 (518.57') feet to an angle;

Thence proceeding N 82° 27' 47" E, a distance of ten and 00/100 (10.00') feet to an angle;

Thence proceeding S 77° 32' 13" E, a distance of ten and 00/100 (10.00') feet to an angle;

Thence proceeding S 66° 14' 50" E, a distance of one hundred ninety-eighty and 57/100 (198.57') feet to an angle;

Thence proceeding S 88° 58' 50" E, a distance of one hundred eight and 84/100 (108.84') feet to the westerly line of Powder Hill Road and the most northeasterly corner of the parcel herein-described. The last six (6) herein-described courses are bounded northwesterly, northwesterly, northwesterly, northeasterly, northeasterly and northeasterly again by said NG&G land;

Thence proceeding S 01° 00' 00" W, by and with the said westerly street line of Powder Hill Road, a distance of six hundred twenty-one and 28/100 (621.28') to a point of a curvature;

Thence proceeding southwesterly along the arc of a curve deflecting to the right having a central angle of 59° 48' 09", a radius of 50.00', an arc length of fifty-two and 19/100 (52.19') feet to a point of tangency;

Thence proceeding S 60° 48' 09" W, by and with the northerly street line of Powder Hill Road, a distance of four hundred twelve and 11/100

(412.11') to a point of curvature;
Thence proceeding southwesterly, westerly and northwesterly along the arc of a curve deflecting to the right having a central angle of 91° 31' 35", a radius of 20.00', an arc length of thirty-one and 95/100 (31.95') to a granite bound at the point and place of beginning.
The above-described parcel contains 493,198 square feet (11.322 acres) of land.
Reference is made to that plan entitled "Administrative Subdivision Plan for Liz Claiborne Accessories, Inc. as Agent on behalf of Suntrust Equity Funding, L.L.C., a Delaware Limited Liability Company Plat 28, Lots 54 & 169 Powder Hill Road & Jenckes Hill Road Lincoln, Rhode Island Date: December 12, 2003 Scale 1" = 60' by RC Cournoyer Enterprises , Inc., Robert C. Cournoyer, P.L.S., #1615".

FOR REFERENCE ONLY
1 Powder Hill Road Lincoln, RI
Plat 28, Lot 54