

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) Robert A. Migliaccio, Esq. - 401-331-5700
B E-MAIL CONTACT AT FILER (optional) rmigliaccio@cm-law.com
C SEND ACKNOWLEDGMENT TO (Name and Address) Robert A. Migliaccio, Esq. Cameron & Mittleman, LLP 301 Promenade Street Providence, Rhode Island 02908 rmigliaccio@cm-law.com

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 Spring Plaza Associates				
OR				
1b INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS 1700 East Putnam Avenue, Suite 102		CITY Old Greenwich	STATE CT	POSTAL CODE 06870
			COUNTRY USA	

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 Centreville Bank				
OR				
3b INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c MAILING ADDRESS 1218 Main Street		CITY West Warwick	STATE RI	POSTAL CODE 02893
				COUNTRY USA

4 COLLATERAL This financing statement covers the following collateral:

All leases and rents as more particularly set forth on Exhibit A attached hereto and incorporated by reference.

5 Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, Item 17 and Instructions); ☐ being administered by a Decedent's Personal Representative

6a Check only if applicable and check only one box: ☐ Public Finance Transaction; ☐ Manufactured-Home Transaction; ☐ A Debtor is a Transmitting Utility; ☐ Agricultural Lien; ☐ Non UCC Filing

6b Check only if applicable and check only one box: ☐ Licensee/Licensee

7 ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor; ☐ Consignor/Consignor; ☐ Seller/Buyer; ☐ Bailee/Bailor; ☐ Licensed/Licensee

8 OPTIONAL FILER REFERENCE DATA

RI SOS

EXHIBIT A

All of Debtor's right, title and interest in and to (i) all leases, subleases and tenancies, whether written or oral, now or hereafter existing with respect to any portion or portions of the premises owned by Debtor in the Town of North Providence, Rhode Island, situated at 1128 Mineral Spring Avenue, which premises may be more particularly described in Exhibit B attached hereto, together with all buildings and improvements now or hereafter constructed thereon (all of such premises being hereinafter collectively referred to as the "Premises"), together with any renewals or extensions thereof and leases, subleases and tenancies in substitution therefor (all of which are hereinafter referred to as the "Assigned Leases"), (ii) all rents and other payments of every kind due or payable and to become due and payable to the Debtor, its successors and assigns, as a result of any use, possession or occupancy of any portion or portions of the Premises, including, but not limited to, security deposits, tax or operating expense escalation payments, percentage rent, additional rent, or any other payments arising from any license, use permit or concession, (iii) all right, title and interest of the Debtor in and to any and all guarantees of the Assigned Leases, and (iv) any awards which may be made in respect of Debtor's interest in any of the Assigned Leases in any bankruptcy, insolvency or reorganization proceedings in any state or federal court.

EXHIBIT B

That certain tract or parcel of land with all the buildings and improvements thereon, situated on the southerly side of Mineral Spring Avenue, in the Town of North Providence, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a Rhode Island Highway Bound set in the ground on the southerly line of Mineral Spring Avenue which is shown on Highway Plat No. 1101 (sheet 15 of 16) as P.C. Sta. 161+16.50;

thence running southeasterly along said southerly line of Mineral Spring Avenue, along a curve to the left, having a radius of one thousand two hundred forty-six and 86/100 (1246.86) feet for an arc distance of one hundred eighty and 45/100 (180.45) feet to a drill hole in a retaining wall and land now or formerly of Girard Spring Water Co.;

thence turning and running southwesterly, bounded southeasterly by said Water Co. land, a distance of one hundred (100) feet to a point and land now or formerly of Gerald J. Ponton et ux;

thence turning an interior angle of 197° 41' 35" and running southerly a distance of two hundred ninety-five and 13/100 (295.13) feet to a point;

thence turning an interior angle of 155° 54' 44" and running southwesterly a distance of two hundred thirty-two and 41/100 (232.41) feet to a point;

thence turning an interior angle of 86° 11' 00" and running northwesterly a distance of eighty-nine and 77/100 (89.77) feet to a point;

thence turning and interior angle of 273° 48' 30" and running southwesterly a distance of fifty-five and 75/100 (55.75) feet to a point;

thence turning an interior angle of 106° 55' 30" and running westerly a distance of three hundred fifty-seven and 63/100 (357.63) feet to a point and land now or formerly of the Narragansett Electric Company;

Said last five courses bounding on land now or formerly of Gerald J. Ponton et ux;

thence turning an interior angle of 90° and running northeasterly bounding northwesterly on said Narragansett Electric Co. land a distance of four hundred sixty-one and 16/100 (461.16) feet to an iron pipe and land now or lately of Shell Oil Co.;

thence turning an interior angle of 91° 28' 34" and running easterly bounding northerly on said Shell Oil Co. land one hundred fifty (150) feet;

thence turning an interior angle of 264° 35' 50" and running northeasterly bounded northwesterly by said Shell Oil Co. land one hundred fifty (150) feet to the said southerly line of said Mineral Spring Avenue;

thence turning an interior angle of 95° 05' 26" and running southeasterly along said southerly line of Mineral Spring Avenue a distance of one hundred sixty-seven and 01/100 (167.01) feet to the Rhode Island Highway Bound and the point or place of beginning.

FOR REFERENCE ONLY.
1128 MINERAL SPRING AVENUE
NORTH PROVIDENCE, RI
PLAT 2 LOT 313 & PLAT 3 LOT 258