

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 CGRI Cranston Park LLC				
OR	1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS 1414 Atwood Avenue		CITY Johnston	STATE RI	POSTAL CODE 02919
			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 ASSIGNOR 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 <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad item 7 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public Finance Transaction <input type="checkbox"/> Manufactured Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	6b Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing
7 ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignor/Consignee <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailor/Bailor <input type="checkbox"/> Licensee/Licensor	

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 City of Cranston, Rhode Island, located at 819 Park 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

817 Park Avenue and 0 Pontiac Avenue, Cranston, Rhode Island AP: 6-2/Lot (s): 3097, 3093, 3094, 3095, 3096, 3102 and 3258

TRACT ONE:

That certain parcel or tract of land, with all the buildings and improvements thereon, situate on the northerly side of Park Avenue, in the City of Cranston, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point in the northerly line of Park Avenue at the southeasterly corner of land now or lately of David A. Swerling and wife, and running thence easterly bounding southwesterly on Park Avenue ninety-four and 96/100 (94.96) feet to land now or lately of Alesandra Dorsey; thence turning a right angle and running northeasterly bounding northeasterly on said Dorsey and one hundred twenty-three and 14/100 (123.14) feet; thence turning an interior angle of 219°02'30" and running easterly bounding southerly on said last named land forty-three and 12/100 (43.12) feet to Herald Place; thence turning an interior angle of 82°00'00" and running northerly bounding easterly on said Herald Place forty-five and 44/100 (45.44) feet, more or less, to land now or lately of Edward L. Seltzer; thence turning an interior angle of 08°00'00" and running westerly bounding northerly in part on said Seltzer land, in part on land now or lately of Mariano Montella and wife and in part on land now or lately of Philip J. Dorsey and wife one hundred thirty-one and 87/100 (131.87) feet to said Swerling land; thence turning an interior angle of 141°00'00" and running southwesterly bounding northwesterly on said last named land seventy-seven and 61/100 (77.61) feet to the point and place of beginning.

Said tract comprises Lots 7, 13, 14 and a triangle piece of Lot 8 on that plat entitled, "Swartz Plat R.I. Cranston, RI By J. A. Latham & Son, April, 1926" which plat is recorded in the office of the City Clerk of the City of Cranston in Plat Book 11 at page 27 and (copy) on Plat Card 276.

TRACT TWO:

Those three certain lots or parcels of land, with all the buildings and improvements thereon, situate on the northeasterly side of Herald Place, in the City of Cranston, County of Providence, State of Rhode Island, laid out and designated as Lots No. 4, 5 and 6 on that plat entitled, "Swartz Plat Cranston, R.I. By J.A. Latham & Son, Apr. 1926", which plat is recorded in the office of the City Clerk of Cranston in Plat Book 11 at Page 27 and (copy) on Plat Card 276.

Said three lots together form one tract bounded and described as follows:

Beginning at a point in the northeasterly line of Herald Place at the northwesterly corner of land now or lately of Alesandra Dorsey and running thence northwesterly bounding southwesterly on said Herald Place one hundred twenty-five (125) feet to land now or lately of Edward L. Seltzer; thence turning and running northeasterly bounding northwesterly in part on said Seltzer land and in part on land now or lately of Marie

B. Berber, eighty-four and 80/100 (84.80) feet to land now or lately of Nelson E. Gardiner and wife; thence turning and running southeasterly bounding northeasterly in part on said Gardiner land and in part on land now or lately of William H. Aylesworth and wife one hundred thirteen and 37/100 (113.37) feet to said Dorsey land; thence turning and running southwesterly bounding southeasterly on said Dorsey land eighty-four (84) feet to said Herald Place and the point of beginning.

TRACT THREE:

That certain tract or parcel of land, with all the buildings and improvements thereon, situate on the northeasterly side of Park Avenue, in the City of Cranston, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point in the northeasterly line of Park Avenue and at the westerly corner of the premises herein described and at the southerly corner of land now or lately of A. F. Rotelli & Sons, Inc. and running thence northeasterly bounding northwesterly on said last named land one hundred twenty-three and 14/100 (123.14) feet to an angle; thence turning an interior angle of $140^{\circ}57'30''$ and continuing northeasterly bounding northwesterly on said last named land forty-three and 12/100 (43.12) feet to Herald Place, thence turning an interior angle of $08^{\circ}00'00''$ and running southeasterly bounding northeasterly on said Herald Place forty-three and 84/100 (43.84) feet to land now or lately of William H. Aylesworth; thence turning an interior angle of $121^{\circ}02'30''$ and running southwesterly bounding southeasterly on said Aylesworth land thirty-nine and 11/100 (39.11) feet to an angle; thence turning an interior angle of $156^{\circ}38'00''$ and running southwesterly bounding southeasterly on said Aylesworth land thirty-seven and 82/100 (37.82) feet to the easterly corner of the premises herein described; thence turning an interior angle of $203^{\circ}22'00''$ and running southwesterly bounding southeasterly on said Aylesworth land sixty (60) feet to Park Avenue; thence turning an interior angle of $90^{\circ}00'00''$ and running northwesterly bounding southwesterly on said Park Avenue fifty (50) feet to said A. F. Rotelli & Sons, Inc. land and the point and place of beginning, said last described line forming a right angle with the line first herein described.

Said tract comprises the whole of Lot No. 12 and a portion of Lot 8 on that plat entitled, "Swartz Plat Cranston, R.I. By J. A. Latham & Sons, Apr. 1926" which plat is recorded in the office of the City Clerk of the City of Cranston in Plat Book 11 at page 27 and (copy) on Plat Card 276.

TRACT FOUR:

That certain tract or parcel of land, with all the buildings and improvements thereon, situate on the northeasterly side of Herald Place, in the City of Cranston, County of Providence, state of Rhode Island, bounded and described as follows:

Beginning at a point in the northcasterly line of Herald Place at the northwesterly corner of land now or lately of Samuel P. Finegold and wife and the southwesterly corner of the premises herein described and running thence easterly bounding southerly on said Finegold land ninety-eight and 89/100 (98.89) feet to land now or lately of William L. Ostiguy; thence turning an interior Ingle of $63^{\circ}65'30''$ and running northwesterly bounding northeasterly on said last named land in part and land now or lately of William H.

Aylesworth and wife ninety-six and 83/100 (96.83) feet to land now or lately of A. F. Rotelli & Sons, Inc.; thence turning an interior angle of 90°00'00" and running southwesterly bounding northwesterly on said last named land eighty-four (84) feet to said Herald Place; thence turning an interior angle of 90°00'00" and running southeasterly bounding southwesterly on said Herald Place to said Finegold land and the point and place of beginning.

Said tract comprises the whole of Lot No. 3 and a portion of Lot No. 2 on the shown referred Swartz Plat.

TRACT 5:

0 Pontiac Avenue, Cranston, Rhode Island, AP: 6-2/Lot (s): 1627

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

Beginning at a point on the southerly side of Pontiac Avenue, about two hundred fifty (250) feet westerly from the westerly line of Eldridge Street, at the northwesterly corner of the parcel herein described, and the northeasterly corner of land now or lately of Edward E. Feria, et ux, and running thence southeasterly, bounding southwesterly on said Feria land, a distance of one hundred twenty five (125) feet to Herald Place; thence turning and running northeasterly, bounding southeasterly in part on said Herald Place and in part on land now or lately of Harry Dorsey, Trustee, a distance of fifty (50) feet to land now or lately of Virgino L. Peno, et ux; thence turning and running northerly, bounding easterly on last named land, a distance of one hundred twenty five (125) feet to Pontiac Avenue; thence turning and running westerly, bounding northerly on Pontiac Avenue, a distance of fifty (50) feet to said Feria land and the point and place of beginning.