

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
Indecomm Holdings Inc. 1260 Energy Lane Mail Stop Code FD-SH-9914 St. Paul, MN 55108

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 Wakefield Riverside Associates, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 320 Westmoreland Street		CITY Narragansett	STATE RI	POSTAL CODE 02882
			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 USA	

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 Commercial Mortgage Depot Corporation				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 1000 Clifton Avenue, Suite 104		CITY Clifton	STATE NJ	POSTAL CODE 07013
			COUNTRY USA	

4. COLLATERAL This financing statement covers the following collateral:

All inventory, equipment, accounts (including but not limited to all health-care-insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles (including but not limited to all software and all payment intangibles) relating to the real property described on Exhibit A attached hereto and made a part hereof (the Property); all oil, gas and other minerals before extraction relating to the Property; all oil, gas, other minerals and accounts constituting as-extracted collateral relating to the Property; all fixtures relating to the Property; all timber to be cut relating to the property; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the Property, and all additions, replacements of and substitutions for all or any part of the Property; all insurance refunds relating to the Property; all good will relating to the Property; all records and data and embedded software relating to the Property, and all equipment, inventory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the Property;

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

6b. Check only if applicable and check only one box: ☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable) ☐ Lessee/Lessor ☐ Consignor/Consignor ☐ Seller/Buyer ☐ Bailee/Bailee ☐ Licensee/Licensee

8. OPTIONAL FILER REFERENCE DATA

Fixture Filing to be Recorded with the Secretary of State

## UCC FINANCING STATEMENT ADDENDUM

### FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

Wakefield Riverside Associates, LLC

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name, do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c.

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the Property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the Property

13. ☐ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT

☐ covers timber to be cut

☐ covers as-extracted collateral

☐ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest)

16. Description of real estate

Exhibit A

17. MISCELLANEOUS:

EXHIBIT A

That certain tract or parcel of land with all buildings and improvements thereon situated on the northwesterly side of Main Street in the Town of South Kingstown, County of Washington, State of Rhode Island and Providence Plantations and identified as Town of South Kingstown Assessor's Plat 57-4, Lot 208 is herein bounded and described;

Beginning at the easterly corner of said parcel of land;

Thence S63°54'58"W a distance of ninety one and 38/100 (91.38') feet to a point, said course bounded southeasterly by said Main Street;

Thence N40°17'14"W a distance of one hundred forty six and 31/100 (146.31') feet to a point, said course bounded southwesterly by land now or formerly of The Town of South Kingstown;

Thence N47°36'31"E a distance of thirty five and 75/100 (35.75') feet to a point;

Thence S36°19'39"E a distance of fifty six and 24/100 (56.24') feet to a point;

Thence S80°18'39"E a distance of twenty seven and 30/100 (27.30') feet to a point;

Thence N09°40'21"E a distance of twenty seven and 30/100 (27.30') feet to a point;

Thence N35°19'39"W a distance of sixty one and 03/100 (61.03') feet to a point;

Thence N47°36'51"E a distance of thirty and 30/100 (30.30') feet to a point, said last six courses bounded westerly, northerly, southerly and westerly by land of the grantee;

Thence S36°18'11"E a distance of one hundred seven and 60/100 (107.60') feet to a point;

Thence S53°59'51"W a distance of two and 26/100 (2.26') feet to a point;

Thence S35°57'33"E a distance of forty nine and 98/100 (49.98') feet to the point and place of beginning, said last three courses bounded southeasterly by land in part now or formerly of The Town of South Kingstown and land now or formerly of Scott Squared, LLC;

Said parcel of land contains 12,306 square feet  $\pm$  or 0.28 acres;

Meaning and intending to describe that parcel of land conveyed by River Walk Real Estate Investments, LLC to Wakefield Riverside Associates, LLC in that deed recorded in the Town of South Kingstown Land Records Land Evidence Book 1681, page 28 excepting that parcel of land to be conveyed from Wakefield Riverside Associates, LLC to The Contemporary Theater Company as shown on the below referenced plan;

Said parcel of land identified as A.P. 57-4, Lot 208 on that plan entitled Contemporary Theater Administrative Subdivision Plan, A.P. 57-4, Lots 208 & 211, 321 & 323 Main Street, Wakefield, Rhode Island Date: 03-9-17, revised 4-3-18, revised 6-6-18, Scale: 1"=20' Prepared by: Fontaine Land Surveying, LLC.

Subject to restrictions, conditions and easements of record.

Property Address:

323 Main Street  
South Kingstown, RI