

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>F. Scott Molnar, Esq. (315) 474-6448</b>	
B. E-MAIL CONTACT AT FILER (optional) <b>smolnar@bcplegal.com</b>	
C. SEND ACKNOWLEDGMENT TO (Name and Address)  <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <b>F. Scott Molnar, Esq.</b>  <b>Byrne, Costello &amp; Pickard, P.C.</b>  <b>Tower I, Suite 1600</b>  <b>100 Madison Street</b>  <b>Syracuse, NY 13202</b> </div>	

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 <b>NULCO LOFTS, LLC</b>				
OR	1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS <b>125 Goff Street #2101</b>		CITY <b>Pawtucket</b>	STATE <b>RI</b>	POSTAL CODE <b>02860</b>
			COUNTRY <b>USA</b>	

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 <b>BERKADIA COMMERCIAL MORTGAGE LLC</b>				
OR	3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c MAILING ADDRESS <b>323 NORRISTOWN ROAD, SUITE 800</b>		CITY <b>AMBLER</b>	STATE <b>PA</b>	POSTAL CODE <b>19002</b>
			COUNTRY <b>USA</b>	

4 COLLATERAL: This financing statement covers the following collateral:

See Exhibit A attached hereto for a description of the real estate to which certain of the collateral relates. See Exhibit B attached hereto for a description of the collateral.

Either Secured Party, acting alone, is authorized to file continuation statements with respect to this financing statement.

Certain of the goods described in Exhibit B are, or are to become, fixtures on the real estate described in Exhibit A, and this financing statement is to be filed for record in the real estate records.

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 17 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 Transmuting 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"/> Lessor/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA <b>RHODE ISLAND SECRETARY OF STATE</b> <b>1 Lofts; FHA PROJECT NO. 016-11077</b>	

## 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

**NULCO LOFTS, 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 UCC-1) (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

**U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

OR

11b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c MAILING ADDRESS

**10 Causeway Street, Room 310**

CITY

**BOSTON**

STATE

**MA**

POSTAL CODE

**02222**

COUNTRY

**USA**

12 ADDITIONAL SPACE FOR ITEM 4 (Collateral)

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

**See Exhibit A attached hereto for a description of the real estate to which certain of the collateral relates.**

**Project Name: 1 Lofts**

**Project No.: 016-11077**

17 MISCELLANEOUS

NAME OF FIRST DEBTOR (1A OR 1B) ON RELATED FINANCING STATEMENT

<b>NULCO LOFTS, LLC</b>			
INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

NAME OF FIRST SECURED PARTY (3A OR 3B) ON RELATED FINANCING STATEMENT

ORGANIZATION'S NAME		
<b>BERKADIA COMMERCIAL MORTGAGE LLC</b>		
INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

**EXHIBIT A TO UCC FINANCING STATEMENT**

**Exhibit A  
PROPERTY LEGAL DESCRIPTION**

A.P. 45B, Lot 444  
off Beecher Street & Coleman Street  
Pawtucket, Rhode Island

That certain tract or parcel of land situated northeasterly of Beecher Street and Coleman Street in the City of Pawtucket, Providence County, State of Rhode Island and Providence Plantations, more particularly bounded and described as follows:

Commencing at a point at the intersection between the northerly street line of Beecher Street and the easterly street line of Beecher street, said point being the southwesterly corner of land now or formerly of Nulco Lofts, LLC;

thence proceeding N 02°37'19" W, in part by and with the said easterly street line of Beecher Street and in part bounded westerly by land now or formerly of Raul Otero, a distance of three hundred three and 01/100 (303.01') feet to an angle point at land now or formerly of Lonsdale Apartments, L.P.;

thence proceeding N 03°41'34" W, bounded westerly by the said Lonsdale Apartments land, a distance of two hundred twenty seven and 55/100 (227.55') feet to a corner at land now or formerly of Thread Factory Rand Proprietor, LLC;

thence proceeding N 86°21'18" E, bounded northerly by the said Thread Factory Rand Proprietor land, a distance of one hundred seventy three and 15/100 (173.15') feet to an angle point;

thence proceeding N 51°43'31" E, bounded northwesterly by the said Thread Factory Rand Proprietor land, a distance of eighty and 00/100 (80.00') feet to the point and place of beginning and the northwesterly corner of the parcel herein-described;

thence continuing N 51°43'31" E, bounded northwesterly by the said Thread Factory Rand Proprietor land, a distance of fifty three and 90/100 (53.90') feet to an angle point;

thence proceeding N 79°44'57" E, bounded northerly by the said Thread Factory Rand Proprietor land, a distance of eighty five and 36/100 (85.36') feet to a corner at land now or formerly of 200 Conant St., LLC;

thence proceeding S 12°25'18" E, bounded northeasterly by the said 200 Conant St. land, a distance of thirty six and 01/100 (36.01') feet to a corner;

thence proceeding N 86°58'41" E, bounded northeasterly by the said 200 Conant St. land, a distance of twenty eight and 70/100 (28.70') feet to an angle point;

thence proceeding S 55°15'19" E, bounded northeasterly by the said 200 Conant St. land, a distance of two hundred fourteen and 40/100 (214.40') feet to an angle point at land now or formerly of the City of Pawtucket;

thence proceeding S 12°23'19" E, bounded easterly by the said City land, a distance of fifty one and 50/100 (51.50') feet to an angle point;

thence proceeding S 06°49'19" E, bounded easterly by the said City land, a distance of one hundred eighty nine and 29/100 (189.29') feet to land now or formerly of Nulco Lofts, LLC and the southeasterly corner of the parcel herein-described;

thence proceeding S 86°14'01" W, bounded southerly by the said Nulco Lofts land, a distance of three hundred forty nine and 22/100 (349.22') feet to the southwesterly corner of the parcel herein-described;

thence proceeding N 03°43'13" W, bounded westerly by the said Nulco Lofts land, a distance of three hundred sixty nine and 24/100 (369.24') feet to the point and place of beginning.

The above-described parcel contains 118,354 square feet (2.717 acres) of land, more or less, and is delineated on that plan entitled "ALTA / NSPS Land Title Survey Plan, A.P. 45B, Lot 444, Beecher Street, Pawtucket, Rhode Island, First National Development, 325 Myrtle Avenue, Bridgeport, Connecticut 06604 Project No. 12-020 Scale: 1"=50' Date: 10/05/2016, Revised: 11/09/2016 & 08/27/2020 by Waterman Engineering Company Richard S. Lipsitz, P.L.S. No. 1837".

Together with all appurtenant rights contained in that certain Easement Agreement by and between **PICCADILLY LLC**, a Rhode Island limited liability company, as Grantor, and **NULCO LOFTS, LLC**, a Rhode Island limited liability company, as Grantee, recorded in the Land Evidence Records of the City of Pawtucket on May 4, 2021 in Book 4682 at Page 128.

NAME OF FIRST DEBTOR (1A OR 1B) ON RELATED FINANCING STATEMENT

<b>NULCO LOFTS, LLC</b>			
INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

NAME OF FIRST SECURED PARTY (3A OR 3B) ON RELATED FINANCING STATEMENT

ORGANIZATION'S NAME		
<b>BERKADIA COMMERCIAL MORTGAGE LLC</b>		
INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

### **EXHIBIT B TO UCC FINANCING STATEMENT**

All of the Debtor's present and future right, title, and interest in and to all of the following described property and interests in property (whether now owned or existing or hereafter acquired, arising or created), to the fullest extent such property and interests in property may, under applicable law, be subject to a security interest under the Uniform Commercial Code:

a. **The Collateral Property.** All of the "Collateral Property," which is defined as the Mortgaged Property (as defined below) except the Land (as defined below); and

b. **Products and Proceeds.** All products and cash proceeds and non-cash proceeds of any of the Collateral Property.

As used herein, the "Mortgaged Property" means all of the following:

1. **Land.** The land and/or estate in realty described in Exhibit A to this UCC Financing Statement (the "Land");
2. **Improvements.** The buildings, structures, and alterations now constructed or at any time in the future constructed or placed upon the Land, including any future replacements and additions (the "Improvements");
3. **Fixtures.** All property or goods that are or become so related or attached to the Land or the Improvements that an interest arises in them under real property law, whether acquired now or in the future, excluding all tenant owned goods and property, and including but not limited to: machinery, equipment, engines, boilers, incinerators, installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring and conduits used in connection with radio, television, computers, security, fire prevention, or fire detection or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposals, washers, dryers, and other appliances; light fixtures, awnings, storm windows and storm doors; pictures, screens, blinds, shades, curtains and curtain rods; mirrors; cabinets, paneling, rugs, and floor and wall coverings; fences, trees and plants; swimming pools; playground and exercise equipment, and classroom furnishings and equipment (the "Fixtures");
4. **Personalty.** All equipment, inventory, and general intangibles (the "Personalty"). The definition of "Personalty" includes furniture, furnishings, machinery, building materials, appliances, goods, supplies, tools, books, records (whether in written or electronic form), computer equipment (hardware and software) and other tangible or electronically stored personal property (other than Fixtures) that are owned, leased or used by Debtor now or in the future in connection with the ownership, management or operation of the Land or the Improvements or are located on the Land or in the Improvements, and any operating agreements relating to the Land or the Improvements, and any surveys, plans and specifications and contracts for architectural, engineering, and construction services relating to the Land or the Improvements, choses in action and all other intangible property and rights relating to the operation of, or used in connection with, the Land or the Improvements, including all certifications, approvals and governmental permits relating to any activities on the Land. Generally, intangibles shall also include all cash and cash escrow funds, such as but not limited to: replacement reserve funds, bank accounts, residual receipts funds, and investments;

5. **Other Rights.** All current and future rights, including air rights, development rights, zoning rights, and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Land or the Improvements, or both, and all rights-of-way, streets, alleys, and roads which may have been or may in the future be vacated;
6. **Insurance Policies and Proceeds.** All insurance policies covering the Mortgaged Property, and all proceeds paid or to be paid by any insurer of the Land, the Improvements, the Fixtures, the Personalty, or any other part of the Mortgaged Property, whether or not Debtor obtained such insurance policies pursuant to Secured Party's requirement;
7. **Awards.** All awards, payments and other compensation made or to be made by any Governmental Authority (as defined below) with respect to the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property, including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof. As used herein, "Governmental Authority" means any board, commission, department or body of any municipal, county, state, tribal or federal governmental unit, including any U.S. territorial government, and any public or quasi-public authority, or any subdivision of any of them, that has or acquires jurisdiction over the Mortgaged Property, including the use, operation or improvement of the Mortgaged Property;
8. **Contracts.** All contracts, options, and other agreements for the sale of the Land, the Improvements, the Fixtures, the Personalty, or any other part of the Mortgaged Property entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations;
9. **Other Proceeds.** All proceeds (cash or non-cash), liquidated claims, or other consideration from the conversion, voluntary or involuntary, of any of the Mortgaged Property, and the right to collect such proceeds, liquidated claims, or other consideration;
10. **Rents.** All rents (whether from residential or non-residential space), revenues, issues, profits, (including carrying charges, maintenance fees, and other cooperative revenues, and fees received from leasing space on the Mortgaged Property), and other income of the Land or the Improvements, gross receipts, receivables, parking fees, laundry and vending machine income, and fees and charges for food and other services provided at the Mortgaged Property, whether now due, past due, or to become due, Residual Receipts, and escrow accounts, however and whenever funded and wherever held;
11. **Leases.** All present and future leases, subleases, licenses, concessions or grants, or other possessory interests now or hereafter in force, whether oral or written, covering

or affecting the Mortgaged Property, or any portion of the Mortgaged Property (including but not limited to proprietary leases, non-residential leases, or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions, or renewals ("Leases"). Ground leases that create a leasehold interest in the Land and where the Debtor's leasehold is security for the loan from Secured Party to Debtor are not included in this definition;

12. **Other.** All earnings, royalties, instruments, accounts, accounts receivable, supporting obligations, issues and profits from the Land, the Improvements, or any other part of the Mortgaged Property, and all undisbursed loan proceeds; and, if Debtor is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;
13. **Imposition Deposits.** All deposits made with Secured Party by Debtor for payments of the following (collectively, "Impositions"): mortgage insurance premiums (or monthly service charges in lieu thereof), ground rents, premiums on policies of fire and other property insurance, water rates, Taxes (as defined below), and municipal/government utility charges and special assessments; all other required escrows and deposits, including any replacement reserves; and deposits as may be required by any Collateral Agreement (as defined below). As used herein, "Taxes" means all taxes, assessments, vault rentals, and other charges, if any, general, special, or otherwise, including all assessments for schools, public betterments, and general or local improvements, which are levied, assessed or imposed by any public authority or quasi-public authority, and which, if not paid, could become a lien on the Land or the Improvements; and "Collateral Agreement" means any separate agreement between Debtor and Secured Party for the purpose of establishing replacement reserves for the Mortgaged Property, establishing an account to assure the completion of repairs or improvements specified in that agreement, or any other agreement or agreements between Debtor and Secured Party which provide for the establishment of any other fund, reserve, or account, including but not limited to those reserves and escrows required by the United States Department of Housing and Urban Development;
14. **Refunds or Rebates.** All refunds or rebates of Impositions by any Governmental Authority or insurance company (other than refunds applicable to periods before the real property tax year in which the security instrument securing the loan from Secured Party to Debtor is dated);
15. **Tenant Security Deposits.** All forfeited tenant security deposits under any Lease;
16. **Names.** All names under or by which any of the above Mortgaged Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Mortgaged Property;
17. **Collateral Agreement Deposits and/or Escrows.** All deposits and/or escrows held by or on behalf of Secured Party under Collateral Agreements; and



18. **Litigation Proceeds.** All awards, payments, settlements, or other compensation resulting from litigation involving the Mortgaged Property.