

UCC-1 Form

FILER INFORMATION

Full name:

Email Contact at Filer: NBG@PILGRIMTITLE.COM

SEND ACKNOWLEDGEMENT TO

Contact name: LARocca HORNik ROSEN & GREENBERG, LLP

Mailing Address: 83 SOUTH STREET, SUITE 302

City, State Zip Country: FREEHOLD, NJ 07728 USA

DEBTOR INFORMATION

Org. Name: CROSS STREET, LLC

Mailing Address: 8 CROSS STREET

City, State Zip Country: NEWPORT, RI 02840 USA

SECURED PARTY INFORMATION

Org. Name: MISSION REAL ESTATE FUNDING, LLC

Mailing Address: 25 MELVILLE PARK ROAD, SUITE 103

City, State Zip Country: MELVILLE, NY 11747 USA

TRANSACTION TYPE: STANDARD

COLLATERAL

SEE ATTACHED SCHEDULE A PROPERTY DESCRIPTION AND EXHIBIT A

SCHEDULE A
PROPERTY DESCRIPTION

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon, situated in the City of Newport, County of Newport, State of Rhode Island, bounded and described as follows:

EASTERLY: on Cross Street forty-eight (48) feet

SOUTHERLY: by land now or lately of Newport Restoration Foundation, seventy-eight (78) feet, two (2) inches;

WESTERLY: by land now or lately or Newport Restoration Foundation, fifty-seven (57) feet more or less; and

NORTHERLY: partly by land now or lately of Benjamin W. Greenfield and partly by land now or lately of Brian O'Neil and Geetha Ganesan, fifty-six (56) feet, six (6) inches.

BE ALL SAID measurements more or less or however otherwise the same may be bounded and described.

Meaning and intending to describe the same premises conveyed by Warranty Deed, dated February 18, 2021 and recorded with the Land Evidence Records in the City of Newport on February 19, 2021 at 03:14-PM in Book 2970 at Page 233.

FOR REFERENCE ONLY:

8 & 6 1/2 Cross Street Newport, RI

PLAT: 17 LOT: 31-4

Property commonly known as: 6 ½ Cross St and 8 Cross St, Newport, RI 02840.

EXHIBIT A

A. All fixtures and systems and articles of personal property, of every kind and character, now owned or hereafter acquired by Mortgagor (Mortgagor's successors or assigns), which are now or hereafter attached to the Land, which is located in the County of Newport, State of Rhode Island and more particularly described in Schedule "A" attached hereto, or the Improvements, or used in or necessary to complete the proper planning, development, use, occupancy or operation thereof, or acquired (whether delivered to the Land or stored elsewhere) for use or installation in or on the Land or the Improvements, and all renewals and replacements of, substitutions for and additions to the foregoing, including, but without limiting the foregoing, all of the following items now owned or hereafter acquired by Mortgagor, any and all fixtures, systems, heating, ventilating, air conditioning, refrigerating, plumbing, water, sewer, lighting, generating, cleaning, storage, incinerating, waste disposal, sprinkler, fire extinguishing, communications, transportation (of people or things, including, but not limited to, stairways, elevators, escalators and conveyors), data processing, security and alarm, laundry, food or drink preparation, storage of serving, gas, electrical and electronic, water, and recreational uses or purposes; all tanks, pipes, wiring, conduits, ducts, doors, partitions, floor coverings, wall coverings, windows, window screens and shades, awnings, fans, motors, engines and boilers; motor vehicles; decorative items and art objects; and files, records and books of account (all of which are herein sometimes referred to together as "Accessories");

B. All (a) plans and specifications for the Improvements; (b) approvals, entitlements and contracts relating to the Land or the Improvements or the Accessories or any part thereof; (c) deposits including, but not limited to, Mortgagor's rights in tenants' security deposits (if any), deposits with respect to utility services to the Land or the Improvements or the Accessories or any part thereof, and any deposits or reserves hereunder or under any other Loan Document (as hereinafter defined) for taxes, insurance or otherwise, funds, accounts, contract rights, instruments, documents, commitments, general intangibles, notes and chattel paper used in connection with or arising from or by virtue of any transactions related to the Land or the Improvements or the Accessories or any part thereof; (d) permits, licenses, franchises, bonds, certificates and other rights and privileges obtained in connection with the Land or the Improvements or the Accessories or any part thereof; (e) leases, rents, royalties, bonuses, issues, profits, revenues and other benefits of the Land, the Improvements and the Accessories; and (f) other properties, rights, titles and interests, if any, specified in any Section or any Article of this Mortgage as being part of the Property;

C. All proceeds, products, consideration, compensation and recoveries, direct or consequential, cash and noncash, of or arising from, as the case may be, (a) the properties, rights, titles and interests referred to above in paragraphs (A), (B), (C) and (D); (b) any sale, lease or other disposition thereof; (c) each policy of insurance relating thereto (including premium refunds); (d) the taking thereof or of any rights appurtenant thereto by eminent domain or sale in lieu thereof for public or quasi-public use under any law; and (e) any damage thereto whether caused by such a taking (including change of grade of streets, curb cuts or other rights of access) or otherwise caused; and

D. All other interests of every kind and character, and proceeds thereof, which Mortgagor now has or hereafter acquires in, to or for the benefit of the properties, rights, titles and interests referred to above in paragraphs (A), (B), (C), (D) and all property used or useful in connection therewith, including, but not limited to, remainders, reversions and reversionary rights or interests.