

UCC-1 Form

FILER INFORMATION

Full name: **MICHELLE MACKNIGHT**

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SEND ACKNOWLEDGEMENT TO

Contact name: **ROBERTS, CARROLL, FELDSTEIN & PEIRCE**

Mailing Address: **10 WEYBOSSET ST., SUITE 800**

City, State Zip Country: **PROVIDENCE, RI 02903 USA**

DEBTOR INFORMATION

Org. Name: **CAPSTONE MINISTRIES INCORPORATED**

Mailing Address: **110 RUGGLES STREET**

City, State Zip Country: **PROVIDENCE, RI 02908 USA**

SECURED PARTY INFORMATION

Org. Name: **WEBSTER BANK, NATIONAL ASSOCIATION**

Mailing Address: **1959 SUMMER STREET**

City, State Zip Country: **STAMFORD, CT 06905 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: OUR FILE NO. 2629-206

COLLATERAL

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT A

Debtor: Capstone Ministries Incorporated
110 Ruggles Street
Providence, Rhode Island 02908

Secured Party: Webster Bank, National Association
1959 Summer Street
Stamford, Connecticut 06905

As collateral security for the payment and performance of all of the Obligations, the Debtor hereby grants, assigns, conveys, pledges and transfers to the Secured Party, a continuing security interest in the following assets and properties of the Debtor, any and all substitutions therefor and replacements thereof, and any and all additions and accessions thereto whether now owned or hereafter acquired or in which the Debtor may now have or hereafter acquire an interest (all of which are hereinafter collectively referred to as the "Collateral"):

PERSONAL PROPERTY AND FIXTURES: All goods, equipment, machinery, tools and other personal property and fixtures of every kind and description now or hereafter owned by the Debtor or in which the Debtor has an interest (but only to the extent of such interest) and situated or to be situated upon or used in connection with the Premises or in any of the improvements, together with any renewals, replacements or additions thereto or substitutions therefor, all proceeds and products thereof, and now or hereafter located at, or used in connection with the operation of the Premises or the improvements, including without limitation the following:

A. EQUIPMENT, ETC.: All of the Debtor's interest in and to all equipment, fixtures, inventory, goods, materials, supplies, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, other rights, bank deposits, warranties, cash, and general intangibles whether now or hereafter existing for use on or in

connection with the Premises.

B. PROCEEDS FOR DAMAGE TO THE MORTGAGED PROPERTY: All proceeds (including, without limitation, insurance and condemnation proceeds), including interest thereon, paid for any damage done to the Premises (as hereinafter defined), or any part thereof, or for any portion thereof appropriated for any character of public or quasi-public use in accordance with the provisions, terms and conditions hereinafter set forth.

C. UTILITY DEPOSITS: All right, title and interest of the Debtor in and to all monetary deposits that the Debtor has been or will be required to give to any public or private utility with respect to utility services furnished or to be furnished to the Premises.

D. RECORDS: All of the records and books of account now or hereafter maintained by the Debtor in connection with the operation of the Premises.

E. NAME AND GOODWILL: The right, in event of foreclosure of the Premises hereunder, to take and use any name by which the Premises is then known or any variation of the words thereof, and the goodwill of the Debtor with respect thereto.

DEFINITIONS

"Code" shall mean the Uniform Commercial Code as the same may be in effect from time to time in the State of Rhode Island.

"Equipment" shall include "equipment" within the meaning of Section 9-102(a)(33) of the Code and, to the extent not otherwise included therein, all machinery, equipment, furniture, parts, tools and dies, of every kind and description, of the Debtor (including automotive equipment), now owned or hereafter acquired by the Debtor, and used or acquired for use in the business of the Debtor, together with all accessions thereto and all substitutions and replacements thereof and parts therefor; all cash or non-cash Proceeds; and including, without limitation, any Equipment.

"Fixtures" shall mean "fixtures" within the meaning of Section 9-102(a)(41) of the Code

and, to the extent not otherwise included therein, all goods which are so related to particular real estate that an interest in them arises under real estate law and all accessions thereto, replacements thereof and substitutions therefor, including, but not limited to, plumbing, heating and lighting apparatus, mantels, floor coverings, furniture, furnishings, draperies, screens, storm windows and doors, awnings, shrubbery, plants, boilers, tanks, machinery, stoves, gas and electric ranges, wall cabinets, appliances, furnaces, dynamos, motors, elevators and elevator machinery, radiators, blinds and all laundry, refrigerating, gas, electric, ventilating, air-refrigerating, air-conditioning, incinerating and sprinkling and other fire prevention or extinguishing equipment of whatsoever kind and nature and any replacements, accessions and additions thereto, Proceeds thereof and substitutions therefor.

"Obligations" means among other things, all indebtedness, obligations and liabilities of the Debtor to the Secured Party of every kind and description, direct or indirect, secured or unsecured, joint or several, absolute or contingent, due or to become due, whether for payment or performance, now existing or hereafter arising, regardless of how the same arise or by what instrument, agreement or book account they may be evidenced, or whether evidenced by any instrument, agreement or book account, including, without limitation, all loans (including any loan by renewal or extension), all indebtedness, all undertakings to take or refrain from taking any action, all indebtedness, liabilities or obligations owing from the Debtor to others which the Secured Party may have obtained by purchase, negotiation, discount, assignment or otherwise, and all interest, taxes, fees, charges, expenses and attorneys' fees chargeable to the Debtor or incurred by the Secured Party under the security agreement giving rise to this financing statement, or any other document or instrument delivered in connection therewith.

"Premises" shall mean the real estate of the Debtor located at 241 Webster Avenue, Providence, Rhode Island, which real estate is more particularly described on Exhibit B attached hereto and incorporated herein by reference.

"Proceeds" shall mean "proceeds" as defined in the Code and, to the extent not otherwise included therein, (a) any and all proceeds of any insurance, indemnity, warranty,

guaranty, or other agreement, instrument or undertaking similar to any of the foregoing, payable to the Debtor from time to time with respect to any of the Collateral, (b) any and all payments (in any form whatsoever) made or due and payable to the Debtor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Collateral, (c) any and all other amounts from time to time paid or payable under or in connection with any of the Collateral, and (d) any products or rents of any of the Collateral.

2629-206/#3819253

EXHIBIT B

PARCEL ONE: 241 Webster Avenue, Providence, RI – AP 104 AL 781

ALL THAT CERTAIN lot or parcel of land, together with all the buildings and other improvements thereon, situated on the westerly side of Webster Avenue, the southerly side of Progress Avenue, and the northerly side of Dora Street in the City of Providence, County of Providence, State of Rhode Island, bounded and described as follows:

BEGINNING at a point on the westerly sideline of Webster Avenue, and the northerly sideline of Dora Street, said point being the southeasterly corner of the herein described parcel;

THENCE S 79° 58' 32" W along the northerly sideline of Dora Street for a distance of one hundred sixty and 00/100 (160.00) feet to a point;

THENCE N 10° 01' 28" W for a distance of one hundred and 00/100 (100.00) feet to a point, said last course bounded westerly by land now or formerly of Ra-Tee Dias;

THENCE N 79° 58' 32" E for a distance of sixty and 00/100 (60.00) feet to a point, said last course bounded northerly by land now or formerly of Steven James O'Rourke and land now or formerly of Cesar R. Garcia;

THENCE N 10° 01' 28" W for a distance of one hundred and 00/100 (100.00) feet to a point in the southerly sideline of Progress Avenue, said last course bounded westerly by land now or formerly of Cesar R. Garcia;

THENCE N 79° 58' 32" E along the southerly sideline of Progress Avenue for a distance of one hundred and 00/100 (100.00) feet to a point in the westerly sideline of Webster Avenue;

THENCE S 10° 01' 26" E along the westerly sideline of Webster Avenue for a distance of two hundred and 00/100 (200.00) feet to the point and place of beginning.

BEING shown on a plan entitled, "ADMINISTRATIVE SUBDIVISION PLAT MAP 104 LOTS 312, 313, AND 363 ZONING DISTRICT R-3 WEBSTER AVENUE, DORA STREET AND PROGRESS AVENUE, PROVIDENCE, RHODE ISLAND, PREPARED FOR THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS DATE AUGUST, 2010 SCALE 1" = 30' BY CROSSMAN ENGINEERING," which said plat is on recorded in the Land Evidence Records of the Town of Providence.

PARCLE TWO: 240 Webster Avenue, Providence, RI – AP 104 AL 360

ALL THAT CERTAIN lot or parcel of land, together with all the buildings and other improvements thereon, situated on the westerly side of Webster Avenue and the northerly side of Dora Street, in the City of Providence, County of Providence, State of Rhode Island, laid out and delineated as Lot No. 97 on that certain plat entitled, "NARRAGANSETT PLAT JOHNSTON, R.I. BY FRANK E. WATERMAN MARCH 1897", which said plat is recorded with the Records of Land Evidence for the City of Providence on Plat Card 813.