

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Scott A. Ritch, Esq. 331-2222
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO (Name and Address) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Ursillo, Teitz & Ritch, Ltd. 2 Williams Street Providence, Rhode Island 02903 </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 MULLIGAN'S ISLAND, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS	1000 New London Avenue	CITY Cranston	STATE RI	POSTAL CODE 02920
			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 ASSIGNEE of ASSIGNOR SECURED PARTY). Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME HARBORONE BANK				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS	770 Oak Street	CITY Brockton	STATE MA	POSTAL CODE 02301
				COUNTRY USA

4. COLLATERAL. This financing statement covers the following collateral

See EXHIBIT A attached hereto and made a part hereof.

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 Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

RI SEC 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 MULLIGAN'S ISLAND, 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)

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

The real estate is commonly known as and numbered 1000 NEW LONDON AVENUE, CRANSTON, RHODE ISLAND, as more particularly described on EXHIBIT B attached hereto.

17. MISCELLANEOUS

4. All of the right, title and interest of Debtor, in and to all leases, subleases, occupancy agreements, licenses, concession agreements and all other agreements or tenancies, however denominated, whether written or oral for any purpose, now or hereafter existing with respect to any portion or portions of the Premises and/or Improvements, together with any amendments, renewals or extensions thereof and all leases, subleases and tenancies or other agreements in substitution therefor (all of which are hereinafter collectively sometimes referred to as the "Leases").

5. Any and all rents and other payments of every kind due or payable and to become due or payable to Debtor by virtue of the Leases, or otherwise due or payable and to become due or payable to Debtor as a result of any use, possession or occupancy of any portion or portions of the Premises and/or Improvements.

To the extent any of the personal property described herein is or is to be affixed to real estate, said personal property described herein is or is to be affixed to real estate, said personal property is or is to be affixed to real estate owned by Debtor, which real estate is more particularly described in **Exhibit B** attached hereto.

EXHIBIT B

That certain tract or parcel of land situated southeasterly of New London Avenue in the City of Cranston, County of Providence and State of Rhode Island and Providence Plantations designated as Parcel "1" on a plan entitled "Boundary Survey of A.P. 15/4 Lot 8 situated New London Avenue, Cranston, Rhode Island Project No. 5012 DWG. No. 5012-S2 scale: 1" =100' Date: 10/12/95, Prepared For: Rhode Island Economic Development, Garofalo & Associates, Inc., Providence, R.I. 02903" bounded and described as follows:

Beginning at a point in the southerly highway line of Plat No. 201 & 840x, New London Avenue (RI Rte 2), said point being opposite to and 30.00' right of station 209+00.00 and being the northeasterly corner of land now or formerly of the City of Cranston and the northwesterly corner of the parcel herein described:

thence proceeding N88°22'46"E along said highway line a distance of 150.85' to an angle point;

thence proceeding N74°55.22"E along said highway line a distance of 381.37' to an angle point;

thence proceeding N51°51'55"E along said highway line a distance of 505.63' to an angle point;

thence proceeding N42°27'43"E along said highway line a distance of 367.02' to an angle point;

thence proceeding N44°29'13"E along said highway line a distance of 419.84' to an angle point;

thence proceeding N54°01'41"E along said highway line a distance of 446.64' to an angle point;

thence proceeding N57°37'29"E along said highway line a distance of 911.70' to the northeasterly corner of the parcel herein described and the westerly street line of Howard Avenue;

thence proceeding S32°40'01"E along the said street line of Howard Avenue a distance of 78.09' to a point of curvature;

thence proceeding southeasterly along said street line on the arc of a curve to the left having a central angle of 30°17'00", and a radius of 296.02' a distance of 156.46' to a point of tangency;

thence proceeding S62°57'01"E along said street line a distance of 3.39' to an angle point;

thence proceeding N57°37'59"W bounded southeasterly by land now or formerly of the State of Rhode Island a distance of 489.26' to an angle point, said point being the northwestern corner of said State of Rhode Island land;

thence proceeding N32°22'01"W bounded southwesterly by Parcel "2" of A.P. 15/4 Lot 8 as shown on the aforementioned plan by Garofalo & Associates, Inc. a distance of 130.00' to an angle point, said point being the northeastern corner of said Parcel "2";

thence proceeding S57°37'29"W a distance of 462.59' to an angle point;

thence proceeding S54°01'41"W a distance of 435.13' to an angle point;

thence proceeding S44°29'13"W a distance of 409.73' to an angle point;

thence proceeding S42°27'43"W a distance of 230.37' to an angle point;

thence proceeding S10°09'42"E a distance of 252.66' to a point being the southwesterly corner of said Parcel "2." The last five (5) herein described courses are bounded southeasterly and easterly by said Parcel "2.;"

thence proceeding S10°09'42"E bounded easterly by land now or formerly of the Rhode Island Public Building Authority a distance of 538.94' to an angle point;

thence proceeding N79°50'18"E bounded northerly by said Rhode Island Public Building Authority land a distance of 397.03' to an angle point;

thence proceeding S24°44'42"W bounded easterly by said Rhode Island Public Building Authority land a distance of 662.98' to an angle point;

thence proceeding S44°39'42"E bounded easterly by said Rhode Island Public Building Authority land a distance of 283.10 to an angle point;

thence proceeding N79°50'19"E bounded northerly by said Rhode Island Public Building Authority land a distance of 144.75' to an angle point;

thence proceeding S16°43'32"W bounded southeasterly by land now or formerly of the State of Rhode Island a distance of 612.94' to an angle, said point being the southern corner of the parcel herein described;

thence proceeding S75°19'19"W bounded southerly in part by land now or formerly of Hans H.W. Achlerberg, land now or formerly of Adelaide Forrest, Bicknell Avenue (public way), and land now or formerly of Camille S. Boutros a distance of 258.00' to an angle point;

thence proceeding N80°27'41"W bounded southerly by said Boutros land a distance of 5.15' to an angle point;

thence proceeding N30°33'11"W bounded westerly in part by said Boutros land and land now or formerly of David A. Dann a distance of 74.49 to an angle point;

thence proceeding S44°35'24"W bounded southerly by said Dann land a distance of 69.62' to an angle point;

thence proceeding N80°21'11"W bounded southwesterly in part by said Dann land, land now or formerly of James P. Coupe, land now or formerly of Sumner L. Olstein, land now or formerly of Thomas R. Silva, land now or formerly of Michael Caraccia, land now or formerly of Richard W. Youngs, land now or formerly of Robert P. Lawton, Eileen Avenue (Public Way), land now or formerly of Adlerbrooks Builders, Inc. and land now or formerly of the Estate of Theresa Ciccoiello a distance of 605.73' to an angle point at land now or formerly of Hope F. Holdcamper;

thence proceeding N20°48'34"E bounded westerly by said Holdcamper land a distance of 179.14' to a drill hole found at an angle point;

thence proceeding N32°15'58"W bounded westerly by said Holdcamper land a distance of 58.05' to an angle point;

thence proceeding S75°46'23"W bounded southerly by land now or formerly of Hope F. Holdcamper a distance of 299.00' to a granite bound found at an angle point;

thence proceeding N44°03'06"W bounded westerly by said Holdcamper land a distance of 217.48' to a granite bound found at the easterly corner of land now or formerly of Woodhaven Condominium and the southerly corner of land now or formerly of Audrey M. Taylor;

thence proceeding N18°52'08"E bounded northwesterly in part by said Taylor land, land - now or formerly of Robert T. Hughes, land now or formerly of Katherine M. Ehrmann and land now or formerly, of William R. Cloxton a distance of 405.46' to an angle point;

thence proceeding N17°56'36"E bounded northwesterly by said, Cloxton land, by land now or formerly of Patrick S. McMahon, by land now or formerly of Craig J. Lamphear and land now or formerly of Stewart R. Isman a distance of 339.74' to an angle point;

thence proceeding N84°58'11"W bounded southwesterly in part by said Isman land, land now or formerly of George H. Bell and land now or formerly of Paul J. Supple a distance of 323.89' to an angle point;

thence proceeding N06°37'36"W bounded westerly in part by said Supple land, land now or formerly of Thomas H. Broadfoot and land now or formerly of the City of Cranston a distance of 294.38' to an angle point;

thence proceeding N07°14'14"W bounded westerly in part by land now or formerly of the City of Cranston a distance of 250.99' to the point and place of beginning.

The herein described parcel contains 2,475,796 square feet (56.84 Ac.) of land, more or less.

EXCEPTING THEREFROM:

PARCEL ONE:

That certain tract or parcel of land, with all buildings and improvements thereon, situated southerly of New London Avenue, and northerly of Beeckman Street in the City of Cranston, County of Providence and State of Rhode Island and bounded and described as follows:

Beginning at the corner of a chainlink fence, said corner being five hundred seventy (570) feet, more or less, easterly from the northeasterly corner of land now or formerly of Eugene F. Hackett, et ux, and seven hundred seventy (770) feet, more or less, northeasterly from the northwesterly corner of land now or formerly of Hope F. Kane Holdcamper;

Thence running easterly bounding southerly on other land of those grantors ninety (90) feet, more or less, to the corner of said chainlink fence;

Thence turning an interior angle of $90^{\circ}-23'$ and running northerly bounding easterly on other land of these grantors one hundred forty four and $43/100$ (144.43) feet to a corner of said fence;

Thence turning an interior angle of $90^{\circ}-22'$ and running westerly bounding northerly on other land of these grantors thirty (30) feet to a corner of said fence;

Thence turning an interior angle of $269^{\circ}-45'$ and running northerly bounding easterly on other land of these grantors twenty six and $85/100$ (26.85) feet to an angle in said fence;

Thence turning an interior angle of $118^{\circ}-51'$ and running northwesterly bounding northeasterly on other land of these grantors twenty nine and $65/100$ (29.65) feet to an angle in said fence;

Thence turning an interior angle of $152^{\circ}-54'$ and running westerly bounding northerly on other land of these grantors forty four and $65/100$ (44.65) feet to a corner of said fence;

Thence turning an interior angle of $91^{\circ}-26'$ and running southerly bounding westerly on other land of these grantors forty two and $13/100$ (42.13) feet to a corner of said fence;

Thence turning an interior angle of $86^{\circ}-48'$ and running easterly bounding southerly on other land of these grantors twelve and $71/100$ (12.71) feet to a corner of said fence;

Thence turning an interior angle of 270° and running southerly bounding westerly on other land of these grantors one hundred forty five and $65/100$ (145.65) feet to the point of beginning and containing 15,845 square feet of land, Said last course forming and interior angle of $89^{\circ}-40'$ with the first course.

Meaning and intending to convey the area within an existing chainlink fence enclosing the existing radio transmitter and building numbered 224 as shown on the accompanying plan.

PARCEL TWO:

Commencing at a point in the southerly highway line of Plat No. 201 and 840x, New London Avenue (Route 2) said point being opposite to and 30.00 feet right of station 209+00.00 and being the northeasterly corner of land now or formerly of the City of Cranston;

Thence proceeding N $88^{\circ}-23'-02''$ E a distance of three hundred fifty and $07/100$ (350.07) to the northwestern corner of the parcel herein described and the point and place of beginning.

Thence proceeding N $88^{\circ}-23'-02''$ E a distance of one hundred fifty and $85/100$ (150.85) feet to a point;

Thence proceeding N $74^{\circ}-55'-38''$ E a distance of sixty two and $89/100$ (62.89) feet to a point being the northeastern corner of the parcel. The last two courses are bounded northerly by New London Avenue;

Thence proceeding S $06^{\circ}-36'-31''$ E a distance of three hundred seventy five and $96/100$ (375.96) feet to a point being the southeastern corner of the parcel;

Thence proceeding S 83°-23'-29" W a distance of two hundred ten and 00/100 (210.00) feet to a point being the southwestern corner of the parcel;

Thence proceeding N 06°-36'-31" W a distance of one hundred twenty eight and 40/100 (128.40) feet to a point;

Thence proceeding N 07°-10'-25" W a distance of two hundred fifty one and 45/100 (251.45) feet to the point and place of beginning.

The above described parcel contains 1.80 acres, more or less.