

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) Robert A. Migliaccio, Esq. - 401-331-5700
B E-MAIL CONTACT AT FILER (optional) rmigliaccio@cm-law.com
C SEND ACKNOWLEDGMENT TO (Name and Address) Robert A. Migliaccio, Esq. Cameron & Mittleman, LLP 301 Promenade Street Providence, Rhode Island 02908 rmigliaccio@cm-law.com

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 Amalgamated Financial Group IV				
OR	1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS	CITY		STATE	POSTAL CODE COUNTRY
1414 Atwood Avenue	Johnston		RI	02919 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 Bluestone Bank				
OR	3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c MAILING ADDRESS	CITY		STATE	POSTAL CODE COUNTRY
756 Orchard Street	Raynham		MA	02767 USA

4 COLLATERAL This financing statement covers the following collateral:

All leases and rents as more particularly set forth on Exhibit A attached hereto and incorporated by reference.

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 Transmitting Utility <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7 ALTERNATIVE DISGNATION: if applicable: <input type="checkbox"/> Lessor/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailor/Bailor <input type="checkbox"/> Licensee/Licensor	
8 OPTIONAL FILER REFERENCE DATA RI SOS	

EXHIBIT A

All of Debtor's right, title and interest in and to (i) all leases, subleases and tenancies, whether written or oral, now or hereafter existing with respect to any portion or portions of the premises owned by Debtor and situated at 675 Beverage Hill Avenue, Pawtucket, and 52 Narragansett Park Drive, East Providence, Rhode Island, which premises may be more particularly described in Exhibit B attached hereto, together with all buildings and improvements now or hereafter constructed thereon (all of such premises being hereinafter collectively referred to as the "Premises"), together with any renewals or extensions thereof and leases, subleases and tenancies in substitution therefor (all of which are hereinafter referred to as the "Assigned Leases"), (ii) all rents and other payments of every kind due or payable and to become due and payable to the Debtor, its successors and assigns, as a result of any use, possession or occupancy of any portion or portions of the Premises, including, but not limited to, security deposits, tax or operating expense escalation payments, percentage rent, additional rent, or any other payments arising from any license, use permit or concession, (iii) all right, title and interest of the Debtor in and to any and all guarantees of the Assigned Leases, and (iv) any awards which may be made in respect of Debtor's interest in any of the Assigned Leases in any bankruptcy, insolvency or reorganization proceedings in any state or federal court.

EXHIBIT B

THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE EASTERLY SIDE OF NEWPORT AVENUE (STATE ROUTE 1) IN THE CITIES OF EAST PROVIDENCE AND PAWTUCKET, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND IS HEREIN BOUNDED AND DESCRIBED;

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID CORNER BEING THE END OF A CURVE LOCATED NINETY TWO AND 98/100 (92.98') NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHERLY LINE OF BEVERAGE HILL AVENUE WITH THE EASTERLY LINE OF NEWPORT AVENUE;

THENCE PROCEEDING NORTH 88°56'05" EAST ALONG THE SOUTHERLY LINE OF SAID BEVERAGE HILL AVENUE A DISTANCE OF ONE THOUSAND ONE HUNDRED FIFTY SIX AND 12/100 (1156.12') FEET TO A POINT ON CURVE;

THENCE PROCEEDING IN A CLOCK WISE DIRECTION ALONG THE ARC OF SAID CURVE WITH A RADIUS OF FORTY ONE AND 00/100 (41.00') FEET AND A DELTA ANGLE OF 37°38'17" A DISTANCE OF TWENTY SIX AND 93/100 (26.93') FEET TO A POINT AT THE END OF SAID CURVE;

THENCE PROCEEDING SOUTH 00°59'56" EAST ALONG THE WESTERLY LINE OF NARRAGANSETT PARK DRIVE A DISTANCE OF TWO HUNDRED SIXTY AND 26/100 (260.26') FEET TO THE PAWTUCKET EAST PROVIDENCE CITY LINE;

THENCE CONTINUING SOUTH 00°59'56" EAST ALONG THE WESTERLY LINE OF SAID NARRAGANSETT PARK DRIVE A DISTANCE OF FIVE HUNDRED SIXTY ONE AND 44/100 (561.44') FEET TO A POINT AT THE BEGINNING OF A CURVE;

THENCE PROCEEDING IN A CLOCK WISE DIRECTION ALONG THE ARC OF SAID CURVE WITH A RADIUS OF FORTY ONE AND 00/100 (41.00') FEET AND A DELTA ANGLE OF 89°49'46" A DISTANCE OF SIXTY FOUR AND 28/100 (64.28') FEET TO A POINT AT THE END OF SAID CURVE;

THENCE PROCEEDING SOUTH 89°49'50" WEST ALONG THE NORTHERLY LINE OF NARRAGANSETT PARK DRIVE A DISTANCE OF SIX HUNDRED THIRTY NINE AND 22/100 (639.22') FEET TO A POINT;

THENCE PROCEEDING NORTH 01°10'10" WEST ALONG THE EASTERLY LINE OF SAID NARRAGANSETT PARK DRIVE A DISTANCE OF ELEVEN AND 00/100 (11.00') FEET TO A POINT;

THENCE PROCEEDING SOUTH 88°49'50" WEST ALONG THE NORTHERLY LINE OF SAID NARRAGANSETT PARK DRIVE A DISTANCE OF FOUR HUNDRED FORTY SEVEN AND 81/100 (447.81') FEET TO A DRILL HOLE;

THENCE CONTINUING SOUTH 88°49'50" WEST A DISTANCE OF ONE HUNDRED FORTY ONE AND 17/100 (141.17') FEET TO A 1" REBAR AT THE INTERSECTION OF THE EASTERLY LINE OF NEWPORT AVENUE (ROUTE 1) WITH THE NORTHERLY LINE OF NARRAGANSETT PARK DRIVE;

THENCE PROCEEDING NORTH 00°58'40" WEST ALONG THE EASTERLY LINE OF NEWPORT AVENUE A DISTANCE OF FOUR HUNDRED THIRTY NINE AND 13/100 (439.13') FEET TO A POINT AT THE PAWTUCKET/EAST PROVIDENCE CITY LINE, MARKED BY A GRANITE BOUND WITH A DRILL HOLE, FOR A MORE PARTICULAR DESCRIPTION (SEE ABANDONMENT OF NEWPORT AVENUE IN EAST PROVIDENCE & PAWTUCKET RHODE ISLAND DATED MAY 4, 2018 FILED IN LAND EVIDENCE BOOK 4017 AT PAGE 194);

THENCE PROCEEDING NORTH 00°28'29" EAST ALONG THE EASTERLY LINE OF SAID NEWPORT AVENUE A

DISTANCE OF THREE HUNDRED FORTY SIX AND 95/100 (346.95') FEET TO A POINT AT THE BEGINNING OF SAID CURVE;

THENCE PROCEEDING IN A CLOCKWISE DIRECTION ALONG THE ARC OF A CURVE WITH A RADIUS OF NINETY FIVE AND 51/100 (95.51') FEET AND A DELTA ANGLE OF 88°27'48" A DISTANCE OF ONE HUNDRED FORTY SEVEN AND 46/100 (147.46') FEET TO THE POINT AND PLACE OF BEGINNING;

Property Address: 675 Beverage Hill Avenue and 52 Narragansett Park Drive, Pawtucket and East Providence, RI 02861
Plat: 41 and 501 Lot(s): 387 and 3-001