

REC'D RIDGERS BSD  
24 AUG 22 PM 2:05:00UCC FINANCING STATEMENT  
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
<div>Robert A. Migliaccio, Esq. Cameron &amp; Mittleman, LLP 301 Promenade Street Providence, Rhode Island 02908 rmigliaccio@cm-law.com</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 CVDD II, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
235 Promenade Street, Suite 440	Providence		RI	02903
				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 TD Bank, N.A.				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
180 Westminster Street	Providence		RI	02903
				COUNTRY 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	
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"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bador <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA File with 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 in the Town of Middletown, Rhode Island, situated at 1747 West Main Road, 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**

### **Description of Combined AP 111, Lots 8 & 9 West Main Road MIDDLETOWN, RHODE ISLAND**

That certain lot or parcel of land, with all the improvements thereon, situated on the easterly side of West Main Road (RI Route 114) in the town of Middletown, County of Newport, State of Rhode Island, shown on that plan entitled 'Administrative Subdivision "Rosebrook Commons" West Main Road, Middletown, RI, AP 111, Lots 8 & 9; Middletown, RI; Client: CVDD II, LLC & Cenz Corp, 4 Fox Place, Providence, RI; by Insite Engineering Services, LLC; 501 Great Road, Unit 104; North Smithfield, RI 02986', bounded and described as follows:

Beginning at a rebar on the easterly side of said West Main Road, said point being the northwesterly corner of the parcel hereby described:

Thence: N84°14'56"E, for a distance of one hundred forty-nine and fifteen one-hundredths (149.15') feet to a rebar, the last line bounding on land now or formerly of Heshmatollah Ashtari & Baiat Battol;

Thence: S87°49'07"E for a distance of one hundred seventeen and sixty-four one-hundredths (117.64') feet;

Thence: N01°36'44"E, for a distance of seventeen and eighty-seven one-hundredths (17.87') feet to a rebar;

Thence: N84°54'07"E, for a distance of one hundred fifty and zero three one-hundredths (150.03') feet;

Thence: S00°35'10"W, for fifty-three and fifty-one one-hundredths (53.51') feet;

Thence: S87°17'45"E, for a distance of two hundred fifty-four and twenty-nine one-hundredths (254.29') feet to a rebar;

Thence: S01°22'03"W, for a distance of thirty and seventy-seven one-hundredths (30.77') feet to a rebar; the last six lines bounding on land now or formerly of West Meadow Partnership;

Thence: S77°47'50"E, for a distance of two hundred twenty-two and sixty-one one-hundredths (222.61') feet to a drill hole, the last line bounding in part on land now or formerly of West Meadow Partnership, in part on land now or formerly of Patrick T. Wygant & Meaghan R. Hall, and in part on land now or formerly of Danielle J. & Richard A. Wagonblott;

Thence: S06°31'33"W, for a distance of six hundred eighty-one and forty-four one-hundredths (681.44') feet, the last line bounding on land now or formerly of Cenz Corp.;

Thence: S08°35'25"W, for a distance of one hundred nineteen and twelve one-hundredths (119.12') feet to a rebar, the last line bounding on land now or formerly of Oak Forest Development Corporation;

Thence: N85°44'15"W, for a distance of five hundred twenty-three and fifty-two one-hundredths (523.52') feet, the last line bounding in part on land now of formerly of Bailey Brook, LLC and in part on land now or formerly of Christopher H. & Debra Boyette;

Thence: N01°11'21"W, for a distance of fifty and zero one-hundredths (50.00') feet to a rebar;

Thence: N85°58'53"W, for a distance of two hundred two and zero one-hundredths (202.00') feet to a rebar; the last two lines bounding on land now or formerly of Timothy L Almeida;

Thence: N01°08'37"W, for twenty-four and zero seven one-hundredths (24.07') feet to a Rhode Island Highway Bound;

Thence: Said curve turning to the right with a radius of three thousand seven hundred eighteen and sixty-six one-hundredths (3718.66'), a delta angle of 4°39'40", and an arc length of three hundred two and fifty-two-hundredths (302.52') feet to a Rhode Island Highway Bound; the last course bounding on the easterly line of said West Main Road (RI Route 114).

Thence: N05°48'17"W, for four hundred sixty-nine and ninety-nine one-hundredths (469.99') feet to the point and place of beginning, the last two line bounding on the easterly side of said West Main Road (RI Route 114).

Said parcel contains 677,618.78 square feet or 15.55 acres.