

**UCC FINANCING STATEMENT**  
FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT SUBMITTER (optional)
B E-MAIL CONTACT AT SUBMITTER (optional) Paul.Cicchetti@hklaw.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address)  <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">                 Holland &amp; Knight LLP                  787 Seventh Avenue, 31st Floor                  New York, New York 10019             </div> SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

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 <b>UNIVERSITY MARKETPLACE, LLC</b>				
OR 1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS <b>1414 Atwood Avenue</b>	CITY <b>Johnston</b>	STATE <b>RI</b>	POSTAL CODE <b>02919</b>	COUNTRY <b>USA</b>

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 <b>COREBRIDGE INSTITUTIONAL INVESTMENTS (U.S.), LLC, as administrative agent Attention: CML Legal Notices</b>				
OR 3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS <b>30 Hudson Street, 16th Floor</b>	CITY <b>Jersey City</b>	STATE <b>NJ</b>	POSTAL CODE <b>07302</b>	COUNTRY <b>USA</b>

4. COLLATERAL: This financing statement covers the following collateral

All fixtures which are now or hereafter located at, in or on the real property described in Exhibit "A" attached hereto and made a part hereof by reference and any improvements located thereon.

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 Transferring 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"/> Lessor/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA: Rhode Island - Secretary of State	

**EXHIBIT A**  
**Legal Description**

The land and all buildings and other improvements, located on North Main Street in the City and County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at the northwesterly corner of the herein described parcel, said point of beginning lying on the easterly line of Captain J. Carleton Davis Memorial Boulevard, also known as North Main Street, at a point of curvature, said point lying 126.26' southerly from a granite bound lying at the point of intersection of the northerly line of Doyle Avenue and the easterly line of Captain J. Carlton Davis Memorial Boulevard.;

thence northerly and easterly along the arc of a curve having a radius of 80.00', a central angle of  $78^{\circ} 08' 32''$ , in arc length of 109.1' to the point of tangency of said curve, said point of tangency lying on the southerly line of Doyle Avenue;

thence easterly along the southerly line of Doyle Avenue a distance of 237.89' for an angle turn;

thence easterly continuing along the southerly line of Doyle Avenue turning an interior angle of  $188^{\circ} 07' 22''$  a distance of 6.26' for a corner;

thence southerly turning an interior angle of  $91^{\circ} 13' 46''$  a distance of 448.00' for a corner;

thence westerly turning an interior angle of  $90^{\circ} 00' 00''$  a distance of 27.00' for a corner;

thence southerly turning an interior angle of  $270^{\circ} 00' 00''$  a distance of 317.00' for a corner;

thence westerly turning an interior angle of  $90^{\circ} 00' 00''$  a distance of 552.67' to the easterly line of Captain J. Carlton Davis Memorial Boulevard for a corner, the last four courses bounding easterly, southerly, easterly and southerly by land now or formerly of University Heights Apartments, I.P.;

thence northeasterly along the arc of a curve, said arc being the easterly line of Captain J. Carleton Davis Memorial Boulevard and said arc having a radius of 2,205.95', a central angle of  $04^{\circ} 37' 46''$ , an arc length of 178.24' to the point of tangency of said curve;

thence northeasterly continuing along the easterly line of Captain J. Carleton Davis Memorial Boulevard a distance of 576.05' to an angle turn in said Captain J. Carleton Davis Memorial Boulevard;

thence northeasterly continuing along the easterly line of Captain J. Carleton Davis Memorial Boulevard, turning an interior angle of  $177^{\circ} 36' 40''$  a distance of 40.44' to the point and place of beginning.

For a more particular description, see that plan entitled "SURVEY OF LAND IN THE CITY OF PROVIDENCE, RHODE ISLAND DESIGNATED AS ASSESSOR'S PLAT 8, LOTS 449, 461 AND ASSESSOR'S PLAT 9, LOT 583 FOR CARPIONATO PROPERTIES, INC. DATED

5/8/97, SCALE: 1" = 80', SHEET 1 OF 1, DRAWING NO. 970501-01, REVISION #1 – DATED  
6/10/97 BY LOUIS FEDERICI & ASSOCIATES, PROFESSIONAL LAND SURVEYORS".