

TERMS OF SALE

All of the right, title and interest of (i) the mortgagor, COMMERCE PARK PROPERTIES, LLC ("CPP"), conveyed by that certain Mortgage, Security Agreement and Assignment of Leases and Rents executed by CPP in favor of HR4-A Limited Partnership ("HR4") dated March 28, 2003 (the "CPP Mortgage 1") in the property advertised for sale and described in the Notice of Mortgagee's Sale attached hereto as Exhibit A ("CPP Property 1"); (ii) the mortgagor, COMMERCE PARK ASSOCIATES 4, LLC ("CP4"), conveyed by that certain Open-End Mortgage to Secure Present and Future Loans Under Chapter 25 of Title 34 executed by CP4 in favor of HR4 dated August 1, 2000, as amended by that certain First Amendment to Mortgage and Security Agreement dated March 11, 2005 (collectively, the "CP4 Mortgage") in the property advertised for sale and described in the Notice of Mortgagee's Sale attached hereto as Exhibit B ("CP4 Property"); (iii) the mortgagor, COMMERCE PARK REALTY, LLC ("CPR"), conveyed by that certain Open-End Mortgage to Secure Present and Future Loans Under Chapter 25 of Title 34 executed by CPR in favor of HR2-A Limited Partnership ("HR2") dated August 1, 2000, as amended by that certain First Amendment to Mortgage and Security Agreement dated March 11, 2005 (collectively, the "CPR Mortgage") in the property advertised for sale and described in the Notice of Mortgagee's Sale attached hereto as Exhibit C ("CPR Property"); (iv) the mortgagor, COMMERCE PARK COMMONS, LLC ("CPC"), conveyed by that certain Open-End Mortgage to Secure Present and Future Loans Under Chapter 25 of Title 34 executed by CPC in favor of HR2 dated August 1, 2000, as amended by that certain First Amendment to Mortgage and Security Agreement dated March 11, 2005 (collectively, the "CPC Mortgage") in the property advertised for sale and described in the Notice of Mortgagee's Sale attached hereto as Exhibit D ("CPC Property"); and (v) the mortgagor, CPP, conveyed by that certain Open-End Mortgage to Secure Present and Future Loans Under Chapter 25 of Title 34 executed by CPP in favor of HR2 dated August 1, 2000, as amended by that certain First Amendment to Mortgage and Security Agreement dated March 11, 2005 (collectively, the "CPP Mortgage 2") in the property advertised for sale and described in the Notice of Mortgagee's Sale attached hereto as Exhibit E ("CPP Property 2"), will be sold subject to prior mortgages and other encumbrances of record, if any, and further subject to unpaid local, federal and state taxes, water rates, condominium assessments, sewer assessments, fire district assessments, and any other assessments, if any, which may constitute a prior lien thereon, and subject to restrictions and easements, if any. The CPP Property 1, the CP4 Property, the CPR Property, the CPC Property and the CPP Property 2 to be sold herewith are sometimes hereinafter collectively referred to as the "Properties".

HR4 and/or HR2 (collectively, the "Mortgagee") reserves the right to adjourn the sale and/or to reject any and all bids.

Upon acceptance of a bid, for all and only all of the Properties, payment will be required as follows: Two Hundred Fifty Thousand Dollars (\$250,000) to be paid in cash or certified funds at the time of sale, and the balance to be paid in like manner on or before twelve o'clock noon, March 11, 2013, at the offices of Wieck DeLuca & Gemma Incorporated, 56 Pine Street,

Suite 700, Providence, Rhode Island 02903. **TIME IS OF THE ESSENCE.** The successful bidder will be responsible to pay all transfer fees and/or stamps required for the conveyance, and will also be responsible to pay the Rhode Island State duty on auction sales associated with the sale. Mortgagee's deeds in the usual form will be delivered on receipt of the purchase price in full. The successful bidder will be required to sign an agreement encompassing these terms of sale. If the payment required at the time of sale is not made or the required agreement is not signed, the auctioneer may, in his discretion, immediately resell the Properties to the highest bidder who complies with these terms of sale, but such resale shall not release the defaulting purchaser from an action for breach of contract.

If the purchaser fails to comply with the remaining terms of sale, or any of them, including without limitation payment of the balance of the purchase price as aforesaid, Mortgagee shall be at liberty to (1) resell the Properties under the powers of sale contained in each of the CPP Mortgage 1, CP4 Mortgage, CPR Mortgage, CPC Mortgage and the CPP Mortgage 2 (collectively, the "Mortgages"), or (2) declare a sale to the next successive highest bidder at this sale who is willing to comply with these terms of sale, in either case without notice to the defaulting purchaser and without previously tendering to the said defaulting purchaser a conveyance or taking any action not required by the powers of sale contained in the Mortgages. Such sale or resale, however, shall not release the defaulting purchaser from liability for damages for breach of contract including, without limitation, the costs and attorneys' fees incurred by Mortgagee as a result of such default. In the case of such default, Mortgagee, whether or not the Properties are resold by it, shall also have the right to retain such deposit either (a) as liquidated damages, or (b) as security for the payment by the defaulting purchaser of the damages to which Mortgagee may be entitled on account of the purchaser's default, as Mortgagee may elect.

The Properties are sold "as is" at the time of sale and no responsibility is assumed by Mortgagee or the auctioneer for the condition thereof. After the sale, the Properties shall be at the risk of the purchaser thereof, and neither Mortgagee nor the auctioneer assumes any responsibility for the condition thereof or for any loss by fire or other casualty.

Purchaser agrees solely to be liable and to indemnify Mortgagee for any costs associated with the removal of any and all substances required by law to be removed from the Properties including, without limitation, the removal of hazardous substances.

The auctioneer may at any time during the bidding require any bidder to identify himself and to demonstrate his ability to comply with these terms of sale.

PROVIDENCE, RI

SJ CORIO COMPANY
AUCTIONEER

FEBRUARY 7, 2013

By: _____

A G R E E M E N T

Arnold Road, Coventry, Rhode Island
Hopkins Hill Road, Coventry, Rhode Island
Center of New England Boulevard, Coventry, Rhode Island
Universal Boulevard, Coventry, Rhode Island
Dante Boulevard, Coventry, Rhode Island
255 Center of New England Boulevard, Coventry, Rhode Island

February 7, 2013

In consideration of the acceptance of the undersigned's bid by SJ Corio Company, Auctioneer, the undersigned hereby agrees to pay the sum of _____ (\$ _____) Dollars for the Properties described in the attached Notices of Sale purchased by the undersigned this 7th day of February 2013 at public auction. A deposit of Two Hundred Fifty Thousand (\$250,000) Dollars for the Properties has been paid this day, and the undersigned agrees to pay the balance of the total purchase price for the Properties in cash or certified check upon delivery of a mortgagee's deed(s) in the usual form to the undersigned. The undersigned further agrees to be bound by the attached Terms of Sale.

The following notices are provided in accordance with Rhode Island law:

(1) Buyers of real estate in the State of Rhode Island are legally obligated to comply with all local real estate ordinances; including but not limited to ordinances on the number of unrelated persons who may legally reside in a dwelling, as well as ordinances on the number of dwelling units permitted under the local zoning ordinances.

(2) Radon has been determined to exist in the State of Rhode Island. Testing for the presence of radon in residential real estate prior to purchase is advisable.

(3) All or part of the Properties may have been previously determined by the Rhode Island Department of Environmental Management to be a coastal wetland, bay, fresh water wetland, pond, marsh, river bank, or swamp, as these terms are defined in Chapter 1 of Title 2 of the Rhode Island General Laws.

In the presence of:

Signed: _____

Name: _____
(Please Print)

Address: _____

Telephone No. _____

NOTICE OF MORTGAGEE'S SALE

Arnold Road
Coventry, Rhode Island

The premises described in the mortgage will be sold subject to all encumbrances and prior liens on February 7, 2013, at 10:00 a.m., at the offices of Wieck DeLuca & Gemma Incorporated, 56 Pine Street, Suite 700, Providence, Rhode Island 02903, by virtue of the power of sale contained in said Mortgage, Security Agreement and Assignment of Leases and Rents dated March 28, 2003 and recorded March 28, 2003, made by COMMERCE PARK PROPERTIES, LLC, and recorded in the Town of Coventry Land Evidence Records in Book 1336, Page 8, the conditions of the mortgage having been broken:

That certain parcel of land with all of the buildings and improvements thereon situated westerly of Arnold Road in the Town of Coventry, County of Kent, State of Rhode Island and being bounded and described as follows:

Beginning at a point in the westerly line of Arnold Road at the southeasterly corner of the herein described parcel, said point being 75.34 feet left of baseline station 33+57.85 as shown on State Highway Plat 1686B (SHP1686B), said point also being the northeasterly corner of land, now or formerly, of Commerce Park Associates 4, LLC;

Thence running westerly, bounded southerly by said Commerce Park Associates 4, LLC land, for a distance of one thousand five hundred ninety-eight and 01/100 feet (1,598.01') to a point;

Thence turning an interior angle of 165° 24' 12" and running northwesterly, bounded southwestly by said Commerce Park Associates 4, LLC land for a distance of six hundred seventy-five and 03/100 feet (673.05') to a drill hole in a rock at land, now or formerly, of Commerce Park Commons, LLC;

Thence turning an interior angle of 102° 51' 00" and running northerly, bounded westerly in part by said Commerce Park Commons, LLC land and in part by land, now or formerly, of Commerce Park Realty, LLC, for a distance of seven hundred thirty-two and 38/100 feet (732.38') to a point at the southwestly corner of land, now or formerly, of James A. and Patricia Jankowski;

Thence turning an interior angle of 84° 32' 07" and running easterly, bounded northerly in part by said Jankowski land, in part by Lydia Road, in part by land, now or formerly, of Michael P. and Tracy J. Piacente, in part by land, now or formerly, of Harry E. and Ann M. Munroe, and in part by land, now or formerly, of James M. Phelan et als., for a distance of three hundred fifteen and 62/100 feet (315.62') to a point;



Thence turning an interior angle of $181^{\circ} 47' 00''$ and continuing easterly, bounded northerly in part by said Phelan land and in part by land, now or formerly, of Anthony R. Santos, Jr., for a distance of one hundred forty-nine and $55/100$ feet (149.55') to a point;

Thence turning an interior angle of $180^{\circ} 03' 00''$ and continuing easterly, bounded northerly in part by said Santos land and in part by land, now or formerly, of George H. and Simone L. Wilson, for a distance of one hundred and $99/100$ feet (100.99') to a point;

Thence turning an interior angle of $178^{\circ} 04' 40''$ and continuing easterly, bounded northerly in part by said Wilson land, in part by land, now or formerly, of Benjamin G. Lyons, Jr. and Prathum Lyons, in part by land, now or formerly, of Theresa A. DiSano, in part by land, now or formerly, of Mary C. Rathbun and Steven Kotkofski, in part by Jade Road, and in part by land, now or formerly, of Deborah K. and Nitinkumar Trivedi, for a distance of four hundred sixty-five and $03/100$ feet (465.03') to an iron rod:

Thence turning an interior angle of $179^{\circ} 38' 00''$ and continuing easterly, bounded northerly by said Trivedi land, for a distance of ninety-five and $89/100$ feet (95.89') to a point at land, now or formerly, of Norman Marsocci;

Thence turning an interior angle of $100^{\circ} 37' 20''$ and running southerly, bounded easterly by said Marsocci land, for a distance of one hundred thirty-nine and $41/100$ feet (139.41') to an iron rod;

Thence turning an interior angle of $276^{\circ} 18' 45''$ and running northeasterly, bounded northwesterly by said Marsocci land, for a distance of seven hundred eight and $35/100$ feet (708.35') to an iron rod in the westerly line of Arnold Road, as established by said SHP 1686B;

Thence turning an interior angle of $90^{\circ} 00' 00''$ and running southeasterly along said westerly line of Arnold Road and through a Rhode Island Highway Bound (RIHB) 48.165 feet left of baseline station 40+97.42 for a distance of three hundred forty-nine and $01/100$ feet (349.01') to a RIHB 90.00 feet left of baseline station 38+50.00;

Thence turning an interior angle of $206^{\circ} 40' 00''$ and continuing southeasterly along said westerly line of Arnold Road for a distance of two hundred eighty-one and $28/100$ feet (281.28') to a RIHB 75.00 feet left of baseline station 35+90.00;

Thence turning an interior angle of $188^{\circ} 26' 55''$ and continuing southeasterly along said westerly line of Arnold Road for a distance of one hundred fifty and $49/100$ feet (150.49') to a RIHB 75.00 feet left of baseline station 34+50.00;

Thence turning an interior angle of 186° 48' 13" and continuing southeasterly along said westerly line of Arnold Road for a distance of ninety-nine and 15/100 feet (99.15') to the point and place of beginning.

The last described course forms an interior angle of 38° 48' 48" with the first described course.

Meaning and intending to describe (i) that certain parcel designated as "Parcel E" on that certain Plan prepared by John P. Caito Corporation as recorded in the Land Evidence Records for the Town of Coventry in Plan Book 17 at Page 15 in Envelope #766, and (ii) Phase 4 and portions of Phase 3 and OS 5 as shown on that certain plan entitled, "Survey Key Plan, Centre of New England, New London Turnpike/Hopkins Hill Road Situated in Coventry, Rhode Island, Prepared for Universal Properties Group, Inc", prepared by John P. Caito Corporation, dated June 7, 2005, Scale: 1"=100', which plan is recorded in the Land Evidence Records for the Town of Coventry in Plan Book 17 at Page 107 in Envelope #858.

Being designated as a portion of the Town of Coventry Assessor's Plat 14, Lot 1, a portion of Plat 14, Lot 1.2, a portion of Plat 14, Lot 65 and a portion of Plat 15, Lot 98

\$50,000.00 in cash, certified or bank check required to bid. Other terms will be announced at the sale.

WIECK DeLUCA & GEMMA INCORPORATED
Attorneys for the Mortgagee
56 Pine Street, Suite 700
Providence, RI 02903
(401) 454-8700

The Providence Journal Ads: January 16, 23 and 30, 2013.

NOTICE OF MORTGAGEE'S SALE

Arnold Road
Coventry, Rhode Island

The premises described in the mortgage will be sold subject to all encumbrances and prior liens on February 7, 2013, at 10:00 a.m., at the offices of Wieck DeLuca & Gemma Incorporated, 56 Pine Street, Suite 700, Providence, Rhode Island 02903, by virtue of the power of sale contained in said Mortgage and Security Agreement dated August 1, 2000 and recorded December 13, 2000, made by COMMERCE PARK ASSOCIATES 4, LLC, and recorded in the Town of Coventry Land Evidence Records in Book 931, Page 11, as amended of record through the date hereof, the conditions of the mortgage having been broken:

PARCEL I

That certain tract of land with all the buildings and improvements thereon situated on the southwesterly side of Arnold Road in the Town of Coventry, County of Kent and State of Rhode Island bounded and described as follows:

Beginning at a granite bound located 1635 feet westerly from the southwesterly line of Arnold Road as measured along the southerly line of the lot formerly designated as Lot 1 Plat 14 on the Town of Coventry Assessor's Maps; thence continuing a straight line and running a distance of 810 feet to another granite bound bounding southerly on land of A. Cardi Corp.; thence turning an interior angle of 91° 01' 00" and running northerly a distance of 170 feet to a corner of the first described parcel; thence turning an interior angle of 77° 09' 00" and running southeasterly bounding northeasterly on the first described parcel a distance of 830 feet, more or less, to the point and place of beginning, the last described line forming an interior angle of 11° 50' 00" with the first described line reserving, however, about one (1) rod square of land for a burying place where the graves now are. Excepting, however, from the above described parcel, that certain tract or parcel of land, with all the buildings and improvements thereon, conveyed to George A. Johnson and Geraldine M. Johnson by deed dated April 22, 1977 and recorded in the Land Evidence Records of the Town of Coventry in Book 113 at Page 753.

PARCEL II

That certain parcel or tract of land together with all buildings and improvements thereon, situated on the southwesterly side of Arnold Road in the Town of Coventry, State of Rhode Island is bounded and described as follows:



Beginning at a point in the southwesterly line of Arnold Road, State Highway Plat No. 1686B, said point being at the sixty-five and 73/100 (65.73') feet northwesterly of an existing Rhode Island Highway bound found; Thence proceeding in a southwesterly direction a distance of nine hundred seven and 19/100 (907.19') feet to a point; Thence turning an interior angle of 183° 15' 48" and continuing in a southwesterly direction four hundred forty-three and 12/100 (443.12') feet to a point; Thence turning an interior angle of 140° 48' 38" and proceeding in a westerly direction a distance of four hundred sixty-four and 00/100 (464.00') feet to a point; Thence turning an exterior angle of 233° 28' 49" and proceeding in a northwesterly direction a distance of three hundred forty-eight and 41/100 (348.41') feet to a point; Thence turning an exterior angle of 126° 31' 11" and proceeding in a westerly direction a distance of three hundred ninety-one and 32/100 (391.32') feet to a point; Thence turning an interior angle of 90° 00' 00" and proceeding in a northerly direction a distance of two hundred and 00/100 (200.00') feet to a point; Thence turning an interior angle of 270° 00' 00" and proceeding in a westerly direction a distance of six hundred forty-four and 08/100 (644.08') feet to a point, the last seven (7) courses bounded southerly, southeasterly, southwesterly and westerly by other land now or formerly of A. Cardi Realty Co., Inc.; Thence turning an interior angle of 78° 32' 39" and proceeding in a northeasterly direction a distance of three hundred forty-three and 64/100 (343.64') feet to a point, bounded northwesterly by land now or formerly of Catamore Enterprises; Thence turning an interior angle of 107° 28' 02" and proceeding in a general easterly direction a distance of two thousand two hundred fifty-six and 44/100 (2,256.44') feet to a point in the southwesterly line of Arnold Road, bounded northerly by land now or formerly of A. Cardi Construction Co.; Thence turning an interior angle of 141° 11' 12" and proceeding in a southeasterly direction a distance of two hundred sixty-eight and 43/100 (268.43') feet to a point; Thence turning an interior angle of 188° 42' 48" and continuing in a southeasterly direction a distance of one hundred ninety and 42/100 (190.42') feet to a point; Thence turning an interior angle of 190° 29' 36" and continuing in a southeasterly direction a distance of seventy-five and 17/100 (75.17') feet to the point and place of beginning thereby forming an interior angle of 49° 31' 17" with the first named course, the last three (3) courses bounded northeasterly by Arnold Road.

For a more particular description of the herein described premises, reference is hereby made to Parcel "A" as shown on that certain plan entitled, "Survey Plan for A.P. 9, Lot 3 and A.P. 10, Lot 2 situated in Coventry, RI, Scale 1" = 100', dated December 8, 1983 by Leonard A. Garofalo & Associates, Inc., 780 Jefferson Blvd., Warwick, RI 02887," Job No. C-1371, Dwg. No. 1830-1. Revised December 19, 1984.

EXCEPTING from Parcels I and II the premises conveyed by deed recorded in the Town of Coventry in Book 1644 at Page 304, in the Town of West Greenwich in Book 275 at Page 108 and in the Town of East Greenwich in Book 738 at Page 14.

ALSO EXCEPTING from Parcels I and II:

The premises conveyed by Deed from Commerce Park Realty, LLC and Commerce Park Associates 4, LLC to Commerce Park Associates 3, LLC, which deed is recorded in the Land Evidence Records for the Town of Coventry in Book 1644 at Page 304.

The premises conveyed by Deed from Commerce Park Associates 4, LLC to Town of Coventry, which deed is recorded in the Land Evidence Records for the Town of Coventry in Book 1862 at Page 726.

The premises conveyed by Deed recorded in the Land Evidence Records for the Town of Coventry in Book 1897 at Page 729.

The premise conveyed to Commerce Park Associates 3, LLC by deed recorded in the Land Evidence Records of the Town of Coventry in Book 1644 at Page 564.

Lots 5B, 5C, and 5D on that plat entitled, "SURVEY PLAN - 1, Centre of New England, New London Turnpike/Hopkins Hill Road, situated in Coventry, Rhode Island, prepared for Universal Properties Group, Inc., prepared by Civil Engineers, John P. Caito, Land Planners, 25 Sharpe Drive, Cranston, Rhode Island, 02920-4402, 401-946-0300, Fax: 401-944-6009, June 7, 2005, Scale 1"=200', Sheet 3 of 7", which plat is recorded in the Land Evidence Records in said Town of Coventry on July 1, 2005 at 3:54 p.m. in Plat Book 17, Pages 106-112, as Instrument #05-6215.

The premises constituting the Village Green Condominium, created by Declaration of Condominium dated September 18, 2008, and recorded September 19, 2008 in Book 1815 at Page 578 of the Land Evidence Records for the Town of Coventry.

The premises constituting the Pine Hill Condominium, created by Declaration of Condominium recorded November 4, 2009, in Book 1851 at Page 159 of the Land Evidence Records for the Town of Coventry.

The premises constituting the Granite Hill Condominium, created by Declaration of Condominium dated November 19, 2009, and recorded November 10, 2009 in Book 1851 at Page 866 of the Land Evidence Records for the Town of Coventry.

The premises constituting the Highlands at Hopkins Hill Condominium, created by Declaration of Condominium dated August 31, 2006, and recorded September 1, 2006 in Book 1737 at Page 435 of the Land Evidence Records of the Town of Coventry.

MEANING AND INTENDING to describe portions of Phase 5A, Phase 4, Phase 6A and Phase 9, OS 6, as shown on that certain plan entitled, "Survey Key Plan, Centre of New England, New London Turnpike/Hopkins Hill Road Situated in Coventry, Rhode Island,

Prepared for Universal Properties Group, Inc", prepared by John P. Caito Corporation, dated June 7, 2005, Scale: 1"=100', which plan is recorded in the Land Evidence Records for the Town of Coventry in Plan Book 17 at Page 107 in Envelope #858.

Being designated as a portion of the Town of Coventry Assessor's Plat 6, Lot 2.2, a portion of Plat 14, Lot 1.2 and a portion of Plat 15, Lot 98.

\$50,000.00 in cash, certified or bank check required to bid. Other terms will be announced at the sale.

WIECK DeLUCA & GEMMA INCORPORATED
Attorneys for the Mortgagee
56 Pine Street, Suite 700
Providence, RI 02903
(401) 454-8700

The Providence Journal Ads: January 16, 23 and 30, 2013.

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NOTICE OF MORTGAGEE'S SALE

Hopkins Hill Road
Center of New England Boulevard
Universal Boulevard
Dante Boulevard
Coventry, Rhode Island

The premises described in the mortgage will be sold subject to all encumbrances and prior liens on February 7, 2013, at 10:00 a.m., at the offices of Wieck DeLuca & Gemma Incorporated, 56 Pine Street, Suite 700, Providence, Rhode Island 02903, by virtue of the power of sale contained in said Mortgage and Security Agreement dated August 1, 2000, made by COMMERCE PARK REALTY, LLC, and recorded December 13, 2000 in the Town of Coventry Land Evidence Records in Book 930, Page 1, recorded December 14, 2000 in the Town of East Greenwich Land Evidence Records in Book 354, Page 1, and recorded December 14, 2000 in the Town of West Greenwich Land Evidence Records in Book 133, Page 4, as amended of record through the date hereof, the conditions of the mortgage having been broken:

PARCEL I

That certain tract or parcel of land, with all the buildings and improvements thereon, situated on the northerly side of interstate Route 95 in the Town of Coventry, the Town of West Greenwich and the Town of East Greenwich, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at the southeasterly corner of the herein described parcel, said point being a RIHB set in the northwesterly line of New London Turnpike and being thirty and 00/100 (30.00) feet left of Baseline Station 31+33.72 of said New London Turnpike; Thence running southwesterly, in the northerly line of New London Turnpike, a distance of eighty-nine and 32/100 (89.32) feet to a point; Thence turning an interior angle of $80^{\circ} 08' 46''$ and running northwesterly, bounding southwesterly by land now or formerly of Lehigh Realty Associates, a distance of seventy and 24/100 (70.24) feet to a point of curvature; Thence running northwesterly and westerly, bounding southwesterly and southerly by land now or formerly of Lehigh Realty Associates, along the arc of a curve to the left having a radius of eighty-seven and 03/100 (87.03) feet, a central angle of $79^{\circ} 21' 38''$ and an arc length of one hundred twenty and 55/100 (120.55) feet to a point of reverse curvature; Thence running westerly, bounding southerly by land now or formerly of Lehigh Realty Associates, along the arc of a curve to the right having a radius of seven hundred eight and 90/100 (708.90) feet, a central angle of $03^{\circ} 46' 07''$ and an arc length of forty-six and 63/100 (46.63) feet to a point of tangency; Thence turning an interior angle to the chord of $215^{\circ} 26' 16''$ and running southwesterly, bounding southeasterly by land now or formerly of Lehigh Realty Associates, a distance of forty-seven and 67/100 (47.67) feet to a point; Thence turning an interior angle of $213^{\circ} 35'$



05" and running southerly, bounding easterly by land now or formerly of Lehigh Realty Associates, a distance of one hundred fifty-eight and 75/100 (158.75) feet to a point; Thence turning an interior angle of 121° 17' 49" and running southwesterly, bounding southeasterly by land now or formerly of the Town of West Warwick, a distance of fifty-three and 00/100 (53.00) feet to a point; Thence turning an interior angle of 274° 02' 40" and running southeasterly, bounding northeasterly by land now or formerly of the Town of West Warwick, a distance of thirty-six and 00/100 (36.00) feet to the northerly line of Interstate Route 95; Thence turning an interior angle of 65° 56' 33" and running southwesterly, along the northerly line of said Route 95, a distance of five hundred fifty-one and 98/100 (551.98) feet to a granite bound; Thence turning an interior angle of 90° 00' 00" and running northwesterly, bounding southwesterly by land now or formerly of Lehigh Realty Associates, a distance of twenty-five and 00/100 (25.00) feet to a point; Thence turning an interior angle of 270° 00' 00" and running southwesterly, bounding southeasterly by land now or formerly of Lehigh Realty Associates, a distance of twenty-five and 00/100 (25.00) feet to a point; Thence turning an interior angle of 270° 00' 00" and running southeasterly, bounding northeasterly by land now or formerly of Lehigh Realty Associates, a distance of twenty-five and 00/100 (25.00) feet to the northerly line of said Route 95; Thence turning an interior angle of 90° 00' 00" and running southwesterly, along the northerly line of said Route 95, a distance of nine hundred thirty-five and 39/100 (935.39) feet to a point; Thence turning an interior angle of 118° 36' 19" and running northwesterly, bounding southwesterly by land now or formerly of the Town of West Warwick, a distance of fifty and 00/100 (50.00) feet to a point; Thence turning an interior angle of 241° 23' 41" and running southwesterly, bounding southeasterly by land now or formerly of the Town of West Warwick, a distance of forty-five and 00/100 (45.00) feet to a point; Thence turning an interior angle of 238° 45' 48" and running southwesterly bounding southeasterly by land now or formerly of the Town of West Warwick, a distance of fifty and 00/100 (50.00) feet to a point of curvature on the northerly line of said Route 95; Thence running westerly, along the northerly line of Route 95, along the arc of a curve to the left having a radius of seven thousand, seven hundred seventy-four and 44/100 (7,744.44) feet, a central angle of 13° 04' 35" and an arc length of one thousand, seven hundred seventy-four and 33/100 (1,774.33) feet to a point; Thence turning an interior angle to the chord of 141° 23' 18" and running northwesterly, bounding southwesterly by land now or formerly of the Town of West Warwick, a distance of fifty and 00/100 (50.00) feet to a point of curvature; Thence turning an angle to the chord of 225° 34' 26" and running westerly, along the arc of a curve to the left having a radius of seven thousand eight hundred nine and 97/100 (7,809.97) feet, a central angle of 00° 19' 48" and an arc length of forty-five and 00/100 (45.00) feet to a point of tangency; Thence turning an interior angle of 225° 34' 26" to the chord and running southwesterly, bounding southeasterly by land now or formerly of the Town of West Warwick, a distance of fifty and 00/100 (50.00) feet to a point of curvature on the northerly line of Route 95; Thence running southwesterly, along the northerly line of Route 95, along the arc of a curve to the left of a radius of seven thousand, seven hundred seventy-four and 44/100 (7,774.44) feet, a central angle of 03° 31' 53" and an arc length of four hundred seventy-nine and 18/100 (479.18) feet to

a point; Thence turning an interior angle of $96^{\circ} 00' 34''$ to the chord and running northwesterly, bounding southwesterly by land now or formerly of Mary B. and Mary E. Barton, a distance of one thousand, seven hundred twenty and $00/100$ (1720.00) feet to a pond; Thence running southwesterly, westerly and northerly, bounding northwesterly, northerly and easterly by a pond, a distance of five hundred eighty (580) feet, more or less, to a point; Thence running southwesterly, partly in the line of a stone wall, bounding southeasterly by land now or formerly of Mary B. and Mary E. Barton, a distance of seventy-eight (78) feet, more or less, to a point; Thence turning an interior angle of $195^{\circ} 24' 00''$ and running southerly in the line of a stone wall, bounding easterly by land now or formerly of said Barton, a distance of forty-four and $77/100$ (44.77) feet to a point; Thence turning an interior angle of $147^{\circ} 11' 00''$ and running southwesterly, bounding southeasterly by land of said Barton, a distance of one hundred five and $92/100$ (105.92) feet to a point; Thence turning an interior angle of $178^{\circ} 55' 08''$ and continuing southwesterly in the line of a stone wall, bounding southeasterly by land now or formerly of CC/KMC Investments, Inc., a distance of one hundred twenty-five and $04/100$ (125.04) feet to a point; Thence turning an interior angle of $183^{\circ} 36' 05''$ and continuing southwesterly in the line of a stone wall, bounding southeasterly by land of said CC/KMC Investments, a distance of sixty-six and $25/100$ (66.25) feet to a point; Thence turning an interior angle of $216^{\circ} 38' 35''$ and running southerly, bounding easterly by land of said CC/KMC Investments, a distance of forty-nine and $50/100$ (49.50) feet to a point; Thence turning an interior angle of $90^{\circ} 00' 00''$ and running westerly, bounding southerly by land now or formerly of BW Manufacturing, Inc., a distance of four hundred fifteen and $85/100$ (415.85) feet to a rebar in a stone wall; Thence turning an interior angle of $181^{\circ} 38' 20''$ and running westerly in the line of a stone wall, bounding southerly by land of said BW Manufacturing, Inc., a distance of one hundred forty-three and $34/100$ (143.34) feet to a point; Thence turning an interior angle of $179^{\circ} 43' 50''$ and running westerly in the line of a stone wall, bounding southerly by land of said BW Manufacturing, Inc., a distance of one hundred seven and $44/100$ (107.44) feet to a point; Thence turning an interior angle of $180^{\circ} 9' 45''$ and continuing westerly in the line of a stone wall, bounding southerly by land of said BW Manufacturing, Inc., a distance of one hundred forty-five and $48/100$ (145.48) feet to a point; Thence turning an interior angle of $263^{\circ} 44' 40''$ and running southerly in the line of a stone wall, bounding easterly by land of said BW Manufacturing, Inc., a distance of forty-nine and $56/100$ (49.56) feet to a point; Thence turning an interior angle of $94^{\circ} 26' 10''$ and running westerly, bounding southerly by land of said BW Manufacturing, Inc. and land now or formerly of CC/KMC Investments, Inc., a distance of one thousand sixty-nine and $09/100$ (1069.09) feet to a point; Thence turning an interior angle of $102^{\circ} 24' 00''$ and running northerly, bounded westerly by land now of said CC/KMC Investments, Inc., a distance of thirty-three and $00/100$ (33.00) feet to a point; Thence turning an interior angle of $255^{\circ} 10' 00''$ and running westerly, bounding southerly by land of said CC/KMC Investments, Inc. a distance of two hundred forty and $93/100$ (240.93) feet to the southeasterly line of Hopkins Hill Road; Thence turning an interior angle of $64^{\circ} 27' 59''$ and running northeasterly, in the southeasterly line of Hopkins Hill Road, a distance of seventy-one and $58/100$ (71.58) feet to a point of curvature; Thence

running northeasterly, in the southeasterly line of Hopkins Hill Road, along the arc of a curve to the right having a radius of one hundred thousand four hundred fifteen and 00/100 (1,415.00) feet, a central angle of 09° 13' 58" and an arc distance of two hundred twenty-eight and 01/100 feet to a point of tangency; Thence turning an interior angle to the chord of 122° 40' 19" and running easterly, bounding northerly by land now or formerly of Field Rhode Island, Inc., a distance of one thousand, one hundred seventy-five and 15/100 (1,175.15) feet to a point; Thence turning an interior angle of 181° 31' 46" and continuing easterly, bounding northerly by land of said Field Rhode Island, Inc., a distance of one hundred forty-eight and 87/100 (148.87) feet to a point; Thence turning an interior angle of 179° 42' 20" and continuing easterly, bounding northerly by land of said Field Rhode Island, Inc., a distance of one hundred seven and 56/100 (107.56) feet to a point; Thence turning an interior angle of 265° 25' 30" and running northerly, bounding westerly by land of said Field Rhode Island, Inc., a distance of one hundred thirty-three and 76/100 (133.76) feet to a point; Thence turning an interior angle of 180° 15' 42" and continuing northerly, bounded westerly by land of said Field Rhode Island, Inc., a distance of four hundred eighty-two and 27/100 (482.27) feet to a point; Thence turning an interior angle of 179° 06' 54" and continuing northerly, bounding westerly by land of said Field Rhode Island, Inc., a distance of one hundred fifty-eight and 85/100 (158.85) feet to a point; Thence turning an interior angle of 156° 08' 27" and running northeasterly, bounding northwesterly by land of said Field Rhode Island, Inc., a distance of two hundred thirty-four and 31/100 (234.31) feet to a point; Thence turning an interior angle of 178° 57' 41" and continuing northeasterly, bounding northwesterly by land of said Field Rhode Island, Inc., a distance of three hundred twenty-nine and 49/100 (329.49) feet to a point; Thence turning an interior angle of 213° 30' 20" and running northerly, bounding westerly by land of said Field Rhode Island, Inc., a distance of four hundred twenty-one and 76/100 (421.76) feet to a stone wall; Thence turning an interior angle of 85° 57' 49" and running easterly in the line of a stone wall, bounding northerly by land now or formerly of Victoria M., Norman, Richard M. and Shirley A. Mattias, a distance of eighty-two and 03/100 (82.03) feet to a rebar; Thence turning an interior angle of 278° 01' 22" and running northerly, bounding westerly by land of said Mattias and lands now or formerly of Donald G., Patricia L. and Michele M. Pare, Minda Lane and Robert J. Carleson, a distance of eight hundred sixteen and 90/100 (816.90) feet to a stone bound; Thence turning an interior angle of 92° 17' 08" and running easterly, bounding northerly by land now or formerly of Hopkins Hill Realty Associates, a distance of two hundred fifty-two and 41/100 (252.41) feet to a point; Thence turning an interior angle of 179° 28' 55" and continuing easterly, bounding northerly by land of said Hopkins Hill Realty Associates, a distance of seven hundred sixty-nine and 24/100 (769.24) feet to a point; Thence turning an interior angle of 74° 00' 30" and running southerly, bounding easterly by land of said Hopkins Hill Realty Associates, a distance of fifty-three and 37/100 (53.37) feet to a point; Thence turning an interior angle of 270° 39' 44" and running easterly, bounding northerly by land of said Hopkins Hill Realty Associates, a distance of six hundred forty-three and 58/100 (643.58) feet to a point; Thence turning an interior angle of 185° 45' 03" and continuing easterly, bounding northerly by land now or formerly of Hopkins Hill Realty Associates,

a distance of two hundred six and 59/100 (206.59) feet to a point; Thence turning an interior angle of $181^{\circ} 18' 10''$ and continuing easterly, bounding northerly by land of said Hopkins Hill Realty Associates, a distance of ninety-eight and 21/100 (98.21) feet to a granite bound; Thence turning an interior angle of $105^{\circ} 21' 04''$ and running southeasterly, bounding northeasterly by lands now or formerly of Jonas Venus, Edward R. Jr. and Dena M. Wilson, Rita Johnson, Romen and Dalida Lavandier, James A. and Patricia J. Jankowski, a distance of four hundred eighty-seven and 46/100 (487.46) feet to a point; Thence turning an interior angle of $171^{\circ} 00' 04''$ and running southerly, bounding easterly by lands now or formerly of Louise J. Cardi and A. Cardi Construction Corp. a distance of nine hundred two and 58/100 (902.58) feet to a point; Thence turning an interior angle of $164^{\circ} 16' 47''$ and running southwesterly, bounding southeasterly by lands now or formerly of A. Cardi Construction Co. and A. Cardi Realty Co., Inc., a distance of five hundred forty-seven and 70/100 (547.70) feet to a point; Thence turning an interior angle of $192^{\circ} 37' 32''$ and running southerly, bounding easterly by land now or formerly of A. Cardi Realty Co., a distance of one thousand ten and 89/100 (1,010.89) feet to a point; Thence turning an interior angle of $314^{\circ} 13' 41''$ and running northeasterly, bounding northwesterly by land now or formerly of A. Cardi Realty Co., Inc., a distance of one hundred seventy-five and 90/100 (175.90) feet to a point; Thence turning an interior angle of $160^{\circ} 10' 46''$ and running northeasterly, bounding northwesterly by land now or formerly of A. Cardi Realty Co., Inc., a distance of six hundred twelve and 65/100 (612.65) feet to a point; Thence turning an interior angle of $162^{\circ} 20' 43''$ and running northeasterly, by land now or formerly of A. Cardi Realty Co., a distance of one thousand, one hundred thirty-nine and 30/100 (1,139.30) feet to a survey marker found; Thence turning an interior angle of $170^{\circ} 55' 54''$ and running easterly, bounding northerly by land now or formerly of A. Cardi Realty Co., Inc., a distance of one thousand, one hundred twenty-four and 33/100 (1,124.33) feet to a point; Thence turning an interior angle of $123^{\circ} 54' 40''$ and running southeasterly, bounding northeasterly by land now or formerly of Grand View Condominiums, Inc., a distance of one hundred ninety eight and 96/100 (198.96) feet to a point; Thence turning an interior angle of $96^{\circ} 58' 20''$ and running southwesterly, bounding southeasterly by land now or formerly of Lehigh Realty Associates, a distance of two and 02/100 (2.02) feet to a point; Thence turning an interior angle of $83^{\circ} 01' 40''$ and running northwesterly, bounding southwesterly by land now or formerly of Lehigh Realty Associates, a distance of one hundred ninety-eight and 14/100 (198.14) feet to a point; Thence turning an interior angle of $236^{\circ} 05' 20''$ and running westerly, bounding southerly by land now or formerly of Lehigh Realty Associates, a distance of six hundred forty-two and 68/100 (642.68) feet to a point; Thence turning an interior angle of $303^{\circ} 05' 53''$ and running southeasterly, bounding northeasterly by land now or formerly of Lehigh Realty Associates, a distance of eight hundred ten and 56/100 (810.56) feet to a point; Thence turning an interior angle of $233^{\circ} 37' 33''$ and running easterly, bounding northerly by land now or formerly of Lehigh Realty Associates, a distance of one hundred ninety-five and 88/100 (195.88) feet to a point of curvature; Thence running easterly bounding northerly by land now or formerly of Lehigh Realty Associates, along the arc of a curve to the left having a radius of six hundred twenty and

90/100 (620.90) feet, a central angle of 25° 15' 28" and an arc length of two hundred seventy-three and 71/100 (273.71) feet to a point of reverse curvature; Thence running southeasterly, bounding northeasterly by land now or formerly of Lehigh Realty Associates, along the arc of a curve to the right having a radius of one hundred seventy-five and 03/100 (175.03) feet, a central angle of 79° 21' 38" and an arc length of two hundred forty-two and 44/100 (242.44) feet to a point of tangency; Thence running southeasterly, bounding northeasterly by land now or formerly of J. Robert and George Pesce, a distance of fifty-four and 95/100 (54.95) feet to the point and place of beginning. The last described course forming an angle of 99° 51' 14" with the first described course. The above described parcel is shown on a plan entitled, "ALTA/ACSM Land Title Survey, Situated in Coventry, Rhode Island, Assessor's Plat 5, Lots 8 and 14, Assessor's Plat 6 Lot 1, Assessor's Plat 7, Lot 2, Assessor's Plat 13, Lots 22 and 26, West Greenwich, Rhode Island, Assessor's Plat 1, Lots 3-1 and 4, East Greenwich, Rhode Island, Assessor's Plat 13, Lot 7, Prepared for Centre of New England, Prepared by John P. Caito Corp., Scale: 1"=200', October 2, 1997", which plan is recorded in the East Greenwich Records of Land Evidence on October 14, 1997 as Plan #622, in the West Greenwich Records of Land Evidence on October 14, 1997 as Map #304 and in the Coventry Records of Land Evidence on October 15, 1997 at Plan Book 14, Page 15.

PARCEL II

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the northerly side of New London Turnpike in the Town of Coventry, Town of East Greenwich and Town of West Greenwich, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at a point fifty-four and 95/100 (54.95) feet northerly of the intersection of the southwesterly corner of land now or formerly of Herbert C. & June C. Ball and the southeasterly corner of land now of formerly of Tri-Town Construction Co., Inc., as measured along the easterly line of said Tri-Town land; Thence running along the easterly line of said Tri-Town land; Thence running northerly, bounded easterly by said Ball, land two hundred twenty-four and 78/100 (224.78) feet to a point; Thence turning an interior angle of 178° 42' 36" and running northerly, bounded easterly in part by said Ball Land, in part by land now or formerly of Leo J. & Marion Chandronnet, and in part by Grand View Street, four hundred thirty-five and 73/100 (435.73) feet to a point; Thence turning an interior angle of 83° 01' 40" and running westerly two and 02/100 (2.02) feet to a point; Thence turning an interior angle of 276° 58' 28" and running northerly one hundred ninety-eight and 14/100 (198.14) feet to a point; Thence turning an interior angle of 123° 54' 40" and running northwesterly six hundred forty-two and 68/100 (642.68) feet to a point; Thence turning an interior angle of 56° 54' 07" and running southerly eight hundred ten and 55/100 (810.55) feet to a point; Thence turning an interior angle of 126° 22' 23" and running southeasterly one hundred ninety-five and 88/100 (195.88) feet to a point of curvature; Thence running in a general southeasterly

direction along an arc of a curve having a radius of six hundred twenty and 90/100 (620.90) feet, an arc distance of two hundred seventy-three and 71/100 (237.71) feet to a point of reverse curve; Thence running in a general southeasterly and southerly direction, along an arc of a curve having a radius of one hundred seventy-five and 03/100 (175.03) feet, an arc distance of two hundred forty-two and 44/100 (242.44) feet to the point and place of beginning. Said last seven courses bounded northerly, easterly, northeasterly, westerly, southwesterly, and westerly by land now or formerly belonging to Lehigh Realty Associates.

PARCEL III

That certain tract or parcel of land, with all buildings and improvements thereon, situated on the southwesterly side of Arnold Road in the Town of Coventry, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at a point in the southwesterly line of Arnold Road at the southeasterly corner of the herein described parcel, said point also being the northeasterly corner of land, now or formerly, of John Ruzzo, Louise Ruzzo and Michael Ruzzo; Thence running southwesterly, bounded southeasterly in part by said Ruzzo land, in part by land now or formerly of Lynn Clift, and in part by land, now or formerly of the Grandview Condominium, for a distance of six hundred sixty-three and 80/100 (663.80) feet to a point at land, now or formerly, of Lehigh Realty Associates; Thence turning an interior angle of 138° 48' 00" and running northwesterly, bounded southwesterly in part by said Lehigh Realty Associates land and in part by land now or formerly, of Commerce Park Realty, LLC, for a distance of one thousand one hundred twenty-four and 33/100 (1,124.33) feet to a point; Thence turning an interior angle of 189° 04' 06" and running southwesterly, bounding southeasterly by said Commerce Park Realty, LLC land, for a distance of one thousand one hundred thirty-nine and 30/100 (1,139.30) feet to a point; Thence turning an interior angle of 197° 39' 17" and continuing southwesterly, bounded southeasterly by said Commerce Park Realty, LLC land, for a distance of six hundred twelve and 65/100 (612.65) feet to a point; Thence turning an interior angle of 199° 49' 14" and continuing southwesterly, bounded southeasterly by said Commerce Park Realty, LLC land, for a distance of one hundred seventy-five and 90/100 (175.90) feet to a point on the West Greenwich Town Line at other land now or formerly of Commerce Park Realty, LLC; Thence turning an interior angle of 45° 46' 19" and running northerly, bounded westerly by other land now or formerly of Commerce Park Realty, LLC, for a distance of one thousand ten and 89/100 (1,010.89) feet to a point; Thence turning an interior angle of 167° 22' 28" and running northeasterly, bounded northwesterly by said last named land of Commerce Park Realty, LLC, for a distance of two hundred four and 07/100 (204.07) feet to a point at land now or formerly of A. Cardi Construction Co., Inc.; Thence turning an interior angle of 101° 27' 21" and running easterly, bounded northerly by said Cardi land, for a distance of six hundred forty-four and 08/100 (644.08) feet to a point; Thence turning an interior angle of 90° 00' 00" and running southerly, bounded easterly by said Cardi land, for a distance of two hundred and 00/100 (200.00)

feet to a point; Thence turning an interior angle of 270° 00' 00" and running easterly, bounded northerly by said Cardi land, for a distance of three hundred ninety-one and 32/100 feet to a point; Thence turning an interior angle of 126° 31' 11" and running southeasterly, bounded northeasterly by said Cardi land, for a distance of three hundred forty-eight and 41/100 (348.41) feet; Thence turning an interior angle of 233° 28' 49" and running easterly, bounded northerly by said Cardi land, for a distance of four hundred sixty-four and 00/100 (464.00) feet to a point; Thence turning an interior angle of 219° 11' 22" and running northeasterly, bounded northwesterly on said Cardi land, for a distance of four hundred forty-three and 12/100 (443.12) feet to a point; Thence turning an interior angle of 176° 44' 12" and continuing northeasterly, bounded northwesterly by said Cardi land, for a distance of nine hundred seven and 19/100 (907.19) feet to a point in said southwesterly line of Arnold Road; Thence turning an interior angle of 130° 28' 43" and running southeasterly, along said southwesterly line of Arnold Road, for a distance of sixty-five and 73/100 (65.73) feet to a point at land now or formerly of the Town of Coventry; Thence turning an interior angle of 49° 31' 17" and running southwesterly, bounded southeasterly by said Town of Coventry land, for a distance of eight hundred eighty and 86/100 (880.86) feet to a point; Thence turning an interior angle of 269° 41' 29" and running southeasterly, bounded northeasterly by said Town of Coventry land, for a distance of four hundred fifty-two and 36/100 (452.36) feet to a point; Thence turning an interior angle of 270° 18' 31" and running northeasterly, bounded northwesterly by said Town of Coventry land, for a distance of one thousand twenty-one and 73/100 (1,021.73) feet to a point in said southwesterly line of Arnold Road; Thence turning an interior angle of 78° 28' 00" and running southeasterly, along the southwesterly line of Arnold Road, for a distance of one hundred fifty-four and 09/100 (154.09) feet to a point; Thence turning an interior angle of 195° 44' 30" and continuing southeasterly, along the southwesterly line of Arnold Road, for a distance of one hundred ninety-seven and 04/100 (197.04) feet to the point and place of beginning. Said last described course forms an interior angle of 89° 55' 11" with the first described course.

PARCEL IV

That certain tract or parcel of land, with all the buildings and improvements thereon, situated northwesterly of New London Turnpike and southwesterly of Salvias Avenue in the Town of Coventry, County of Kent, State of Rhode Island, described as follows:

Beginning at a point in the southwesterly street line of Salvias Avenue, said point being the southeasterly corner of the herein described parcel, said point also being the southeasterly corner of Lot 11 as shown on that plat entitled: "Plat of Lots Coventry, R.I., belonging to Israel B. Brayton by Waterman Engineering Co., May, 1951 Scale: 1" = 80' as recorded in the Land Evidence Records of the Town of Coventry; Thence running southwesterly, bounded southeasterly by land now or formerly of J. Robert and George Pesce, for a distance of one hundred ninety-one and 97/100 (191.97) feet to a point at land now or formerly of Commerce Park Realty, LLC; Thence turning an interior

angle of 81° 38' 15" and running northwesterly, bounded southwesterly by said Commerce Park Realty, LLC land, for a distance of sixty-five and 70/100 (65.70) feet to a point at the southwesterly corner of Lot 10 on said Brayton Plat; Thence turning an interior angle of 98° 21' 45" and running northeasterly for a distance of one hundred eighty-two and 41/100 (182.41) feet to a point in said southwesterly line of Salvas Avenue at the southeasterly corner of said Lot 10; Thence turning an interior angle of 90° 00' 00" and running southeasterly, in said southwesterly line of Salvas Avenue, for a distance of sixty-five and 00/100 (65.00) feet to the point and place of beginning of the herein described parcel of land. Said last described course forms an interior angle of 90° 00' 00" with the first described course.

PARCEL V

That certain parcel of land, and all improvements thereon, described as Parcel B on that plan entitled, "Administrative Subdivision Plan, Centre of New England, Assessor's Plat 1, Lots 3-1, 4-3, 4-4 and 4-5, Centre of New England Boulevard, Situated in West Greenwich, Rhode Island, Prepared for Commerce Park Realty, LLC, Prepared by John P. Caito Corporation, Civil Engineers, dated May 31, 2005" and recorded at the West Greenwich Registry of Deeds on May 31, 2005 at 2:00 p.m. as Map Z-198.

PARCEL VI

That certain parcel of land, and all improvements thereon, described as Parcel C on that plan entitled, "Administrative Subdivision Plan, Centre of New England, Assessor's Plat 1, Lots 3-1, 4-3, 4-4 and 4-5, Centre of New England Boulevard, Situated in West Greenwich, Rhode Island, Prepared for Commerce Park Realty, LLC, Prepared by John P. Caito Corporation, Civil Engineers, dated May 31, 2005" and recorded at the West Greenwich Registry of Deeds on May 31, 2005 at 2:00 p.m. as Map Z-198.

EXCEPTING THEREFROM the herein described parcels any portion taken for highway purposes, but specifically **INCLUDING** Centre of New England Boulevard.

ALSO EXCEPTING THEREFROM the herein above described parcels those parcels conveyed by the following deeds:

Deed from Commerce Park Realty, LLC to Commerce Park Commons, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 716 at Page 186. Deed from Commerce Park Realty, LLC to Commerce Park Commons, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 716 at Page 190. Deed from Commerce Park Realty, LLC to Commerce Park Commons, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 716 at Page 193. Deed from Commerce Park Realty, LLC to Commerce Park Associates 3, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 747 at Page 210. Deed from Commerce Park Realty, LLC to Commerce Park Associates 1,

LLC recorded with the records of Land Evidence in the Town of Coventry in Book 747 at Page 257. Deed from Commerce Park Realty, LLC to Commerce Park Associates 6, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 780 at Page 19. Deed from Commerce Park Realty, LLC to Commerce Park Associates 7, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 826 at Page 91. Deed from Commerce Park Realty, LLC to Commerce Park Associates 7, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 826 at Page 93. Deed from Commerce Park Realty, LLC to Lehigh Realty Associates recorded with the records of Land Evidence in the Town of Coventry in Book 943 at Page 200. Deed from Commerce Park Realty, LLC to Commerce Park Associates 13, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 1005 at Page 250, in the Town of West Greenwich in Book 149 at Page 172 and in the Town of East Greenwich in Book 394 at Page 12. Deed from Commerce Park Realty, LLC to Commerce Park Associates 13, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 1003 at Page 250. Deed from Commerce Park Realty, LLC to Commerce Park Associates 15, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 1073 at Page 100. Deed from Commerce Park Realty, LLC to Lehigh Realty Associates recorded with the records of Land Evidence in the Town of East Greenwich in Book 229 at Page 98. Deed from Commerce Park Realty, LLC to Commerce Park Associates 5, LLC recorded with the records of Land Evidence in the Town of East Greenwich in Book 267 at Page 35. Deed from Commerce Park Realty, LLC to Commerce Park Associates 16, LLC recorded with the records of Land Evidence in the Town of West Greenwich in Book 152 at Page 205. Deed from Commerce Park Realty, LLC to Commerce Park Associates 12, LLC recorded with the records of Land Evidence in the Town of West Greenwich in Book 193 at Page 249, in the Town of Coventry in Book 1247 at Page 165 and in the Town of East Greenwich in Book 517 at Page 165. Deed from Commerce Park Realty, LLC to Commerce Park Associates 11, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 1514 at Page 49, in the Town of West Greenwich in Book 238 at Page 129 and in the Town of East Greenwich in Book 643 at Page 195. Deed from Commerce Park Realty, LLC to Randolph Holdings RI, LLC recorded with the records of Land Evidence in the Town of West Greenwich in Book 262 at Page 121 and in the Town of Coventry in Book 1621 at Page 433. Deed from Commerce Park Realty, LLC to Commerce Park Associates 4, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 1644 at Page 304, in the Town of West Greenwich in Book 275 at Page 108 and in the Town of East Greenwich in Book 738 at Page 014. Deed from Commerce Park Realty, LLC to Shivai Nehal Realty, LLC recorded in the Town of Coventry in Book 1669 at Page 969. Deed from Commerce Park Realty, LLC and Commerce Park Associates 4, LLC to Commerce Park Associates 3, LLC recorded in the Town of Coventry in Book 1644 at Page 304, in the Town of West Greenwich in Book 275 at Page 108 and in the Town of East Greenwich in Book 738 at Page 14.

The premises constituting the Village Green Condominium, created by Declaration of Condominium dated September 18, 2008, and recorded September 19, 2008 in Book 1815 at Page 578 of the Land Evidence Records for the Town of Coventry.

The premises constituting the Pine Hill Condominium, created by Declaration of Condominium recorded November 4, 2009, in Book 1851 at Page 159 of the Land Evidence Records for the Town of Coventry.

The premises constituting the Granite Hill Condominium, created by Declaration of Condominium dated November 19, 2009, and recorded November 10, 2009 in Book 1851 at Page 866 of the Land Evidence Records for the Town of Coventry.

The premises described in that certain Mortgage to Potomac Realty Capital LLC recorded in Book 1746 at Page 935 of the Land Evidence Records of Coventry.

The premises constituting the Highlands at Hopkins Hill Condominium, created by Declaration of Condominium dated August 31, 2006, and recorded September 1, 2006 in Book 1737 at Page 435 of the Land Evidence Records of the Town of Coventry.

The premises described in that certain Mortgage to Potomac Realty Capital, LLC recorded in West Greenwich on April 26, 2006 at 10:27 a.m. in Book 315 at Page 292.

Lots 5B, 5C, and 5D on that plat entitled, "SURVEY PLAN - 1, Centre of New England, New London Turnpike/Hopkins Hill Road, situated in Coventry, Rhode Island, prepared for Universal Properties Group, Inc., prepared by Civil Engineers, John P. Caito, Land Planners, 25 Sharpe Drive, Cranston, Rhode Island, 02920-4402, 401-946-0300, Fax: 401-944-6009, June 7, 2005, Scale 1"=200', Sheet 3 of 7", which plat is recorded in the Land Evidence Records in said Town of Coventry on July 1, 2005 at 3:54 p.m. in Plat Book 17, Pages 106-112, as Instrument #05-6215

Meaning and intending to describe Centre of New England Boulevard, Universal Boulevard, Phase 6I on that certain plan entitled, "Survey Key Plan, Centre of New England, New London Turnpike/Hopkins Hill Road Situated in Coventry, Rhode Island, Prepared for Universal Properties Group, Inc", prepared by John P. Caito Corporation, dated June 7, 2005, Scale: 1"=100', which plan is recorded in the Land Evidence Records for the Town of Coventry in Plan Book 17 at Page 107 in Envelope #858 (the "Plan") and portions of Phases 3, 6A, 7A, 7B, 7C and 7D on the Plan.

Being designated as a portion of the Town of Coventry Assessor's Plat 5, Lot 14.1, Plat 5, Lot 14.2, Plat 5, Lot 14.3, Plat 5, Lot 22, a portion of Plat 6, Lot 2.2, Plat 6, Lot 4, Plat 6, Lot 3.1, a portion of Plat 6, Lot 5, Plat 7, Lot 2, Plat 7, Lot 36 and a portion of Plat 14, Lot 65.

\$50,000.00 in cash, certified or bank check required to bid. Other terms will be announced at the sale.

WIECK DeLUCA & GEMMA INCORPORATED
Attorneys for the Mortgagee
56 Pine Street, Suite 700
Providence, RI 02903
(401) 454-8700

The Providence Journal Ads: January 16, 23 and 30, 2013.

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NOTICE OF MORTGAGEE'S SALE

255 Center of New England Boulevard
Center of New England Boulevard
Dante Boulevard
Coventry, Rhode Island

The premises described in the mortgage will be sold subject to all encumbrances and prior liens on February 7, 2013, at 10:00 a.m., at the offices of Wieck DeLuca & Gemma Incorporated, 56 Pine Street, Suite 700, Providence, Rhode Island 02903, by virtue of the power of sale contained in said Mortgage and Security Agreement dated August 1, 2000 and recorded December 13, 2000, made by COMMERCE PARK COMMONS, LLC, and recorded in the Town of Coventry Land Evidence Records in Book 930, Page 238, as amended of record through the date hereof, the conditions of the mortgage having been broken:

PARCEL I

That certain parcel of land situated easterly of Hopkins Hill Road in Coventry, Rhode Island, bounded and described as follows:

Beginning at a point at the southeasterly corner of land now or formerly owned by Catapult Realty, LLC, as shown on that plan entitled, "ALTA/ASCM TITLE SURVEY, HOPKINS HILL ROAD, ASSESSOR'S PLAT 5, LOT 14, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR UNIVERSAL PROPERTIES, PREPARED BY JOHN P. CAITO CORPORATION, SEPTEMBER, 1997, SCALE 1" = 100'", as recorded in the Land Evidence Records of the Town of Coventry, Rhode Island; Thence running easterly bounded southerly by land now or formerly of BW Manufacturing, Inc., a distance of seventy and 00/100 feet (70.00') to a point; Thence turning an angle to the right of 121° 27' 59" and running northeasterly a distance of four hundred thirty-eight and 30/100 feet (438.30') to a point; Thence turning an angle to the right of 158° 32' 13" and running northeasterly a distance of six hundred forty-eight and 59/100 feet (648.59') to a point; Thence turning an angle to the right of 251° 45' 13" and running easterly a distance of two hundred ninety-seven and 14/100 feet (297.14') to a point of curvature; Thence curving to the right and running easterly and southeasterly along the arc of a curve with a radius of three hundred six and 00/100 feet (306.00'), a central angle of 14° 39' 57" for an arc length of seventy-eight and 33/100 feet (78.33') to a point on a curve; Thence turning an angle to the left from the chord of 279° 40' 32" and running northwesterly a distance of ninety-one and 08/100 feet (91.08') to the point of beginning of the herein described parcel of land; Thence running northeasterly a distance of three hundred twenty-seven and 15/100 feet (327.15') to a point; Thence turning an interior angle of 267° 18' 40" and running northwesterly a distance of one hundred sixty-two and 35/100 feet (162.35') to a point; Thence turning an interior angle of 111° 42' 08" and running northeasterly a distance of one hundred ninety-five and 28/100 feet (195.28') to



a point; Thence turning an interior angle of $138^{\circ} 31' 28''$ and running northeasterly a distance of three hundred eighty-one and $12/100$ feet (381.12') to a point; Thence turning an interior angle of $218^{\circ} 37' 16''$ and running northeasterly a distance of eight hundred fifty and $75/100$ feet (850.75') to a point; Thence turning an interior angle of $193^{\circ} 18' 39''$ and running northeasterly a distance of seventy-seven and $22/100$ feet (77.22') to a point; Thence turning an interior angle of $83^{\circ} 45' 13''$ and running southeasterly, bounded northeasterly by land of others, a distance of four hundred thirty-three and $67/100$ feet (433.67') to a point; Thence turning an interior angle of $160^{\circ} 44' 16''$ and running southeasterly a distance of two hundred eighty-seven and $75/100$ feet (287.75') to a point; Thence turning an interior angle of $120^{\circ} 42' 01''$ and running southerly a distance of one hundred thirty and $34/100$ feet (130.34') to a point; Thence turning an interior angle of $124^{\circ} 13' 18''$ and running southwesterly a distance of four hundred forty and $25/100$ feet (440.25') to a point; Thence turning an interior angle of $192^{\circ} 01' 28''$ and running southwesterly a distance of eight hundred forty-five and $58/100$ feet (845.58') to a point; Thence turning an interior angle of $213^{\circ} 38' 42''$ and running southerly a distance of three hundred seventy-three and $73/100$ feet (373.73') to a point; Thence turning an interior angle of $219^{\circ} 46' 38''$ and running southeasterly a distance of two hundred ninety-four and $43/100$ feet (294.43') to a point; Thence turning an interior angle of $261^{\circ} 02' 24''$ and running northeasterly a distance of one thousand, eighty-three and $92/100$ feet (1,083.92') to a point; Thence turning an interior angle of $230^{\circ} 18' 48''$ and running northeasterly a distance of six hundred sixty-four and $69/100$ feet (664.69') to a point at land of others; Thence turning an interior angle of $20^{\circ} 56' 45''$ and running southerly, bounded easterly by land of others, a distance of seven hundred three and $10/100$ feet (703.10') to a point; Thence turning an interior angle of $164^{\circ} 16' 47''$ and running southwesterly, bounded southeasterly by land of others, a distance of three hundred eighteen and $97/100$ feet (318.97') to a point; Thence turning an interior angle of $137^{\circ} 29' 30''$ and running southwesterly a distance of three hundred eight and $90/100$ feet (308.90') to a point; Thence turning an interior angle of $169^{\circ} 27' 48''$ and running southwesterly a distance of four hundred twenty and $45/100$ feet (420.45') to a point; Thence turning an interior angle of $250^{\circ} 53' 44''$ and running southerly a distance of four hundred twenty-eight and $10/100$ feet (428.10') to a point; Thence turning an interior angle of $83^{\circ} 35' 57''$ and running westerly a distance of two hundred seventeen and $78/100$ feet (217.78') to a point; Thence turning an interior angle of $114^{\circ} 28' 36''$ and running northwesterly a distance of one hundred seventy-two and $53/100$ feet (172.53') to a point; Thence turning an interior angle of $170^{\circ} 30' 40''$ and running northwesterly a distance of two hundred twenty-two and $17/100$ feet (222.17') to a point; Thence turning an interior angle of $244^{\circ} 43' 10''$ and running northwesterly a distance of one hundred ninety-seven and $91/100$ feet (197.91') to a point; Thence turning an interior angle of $98^{\circ} 26' 58''$ and running northerly a distance of seventy-six and $02/100$ feet (76.02') to a point; Thence turning an interior angle of $268^{\circ} 07' 22''$ and running westerly a distance of one hundred twenty-four and $25/100$ feet (124.25') to a point; Thence turning an interior angle of $125^{\circ} 38' 52''$ and running northwesterly a distance of two hundred eighty-eight and $70/100$ feet (288.70') to a point of curvature; Thence curving to the left and running northwesterly and westerly along the arc of a curve with a radius of three

hundred ninety-four and 00/100 (394.00'), a central angle of 52° 49' 40" for an arc length of three hundred sixty-three and 28/100 feet (363.28') to the point of beginning of the herein described parcel of land. The chord of the last described course forms an interior angle of 89° 18' 02" with the first described course of the herein described parcel of land. Meaning and intending to describe Lot 8, also shown as Coventry Assessor's Plat 13 Lot 40, on that plan entitled, "PROGRESS PLOT PLAN (RENDITION-1), CENTRE OF NEW ENGLAND, NEW LONDON TURNPIKE/HOPKINS HILL ROAD, SITUATED IN COVENTRY/WEST GREENWICH, RHODE ISLAND, PREPARED FOR COMMERCE PARK REALTY, LLC AND COMMERCE PARK PROPERTIES, LLC, PREPARED BY JOHN P. CAITO CORPORATION, JUNE 22, 1998, SCALE 1" = 200"', which plan is recorded with the Land Evidence Records of the Town of Coventry in Plan Book 14, Page 62, Envelope 463.

PARCEL II

That certain parcel of land situated easterly of Hopkins Hill Road in Coventry, Rhode Island, bounded and described as follows:

Beginning at a point at the southeasterly corner of land now or formerly owned by Catapult Realty, LLC, as shown on that plan entitled, "ALTA/ASCM TITLE SURVEY, HOPKINS HILL ROAD, ASSESSOR'S PLAT 5, LOT 14, SITUATED IN COVENTRY, RHODE ISLAND, PREPARED FOR UNIVERSAL PROPERTIES, PREPARED BY JOHN P. CAITO CORPORATION, SEPTEMBER, 1997, SCALE 1" = 100"', as recorded in the Land Evidence Records of the Town of Coventry, Rhode Island; Thence running easterly bounded southerly by land now or formerly of BW Manufacturing, Inc., a distance of seventy and 00/100 feet (70.00') to a point; Thence running northeasterly a distance of four hundred thirty-eight and 30/100 feet (438.30') to a point; Thence turning an interior angle of 201° 27' 47" and running northeasterly a distance of six hundred forty-eight and 59/100 feet (648.59') to a point; Thence turning an interior angle of 108° 14' 47" and running easterly a distance of two hundred ninety-seven and 14/100 feet (297.14') to a point of curvature; Thence curving to the right and running easterly and southeasterly along the arc of a curve with a radius of three hundred six and 00/100 feet (306.00'), a central angle of 63° 36' 59" for an arc length of three hundred thirty-nine and 76/100 feet (339.76') to a point of tangency; Thence turning an interior angle from the chord of 148° 11' 31" and running southeasterly a distance of four hundred seventy-six and 16/100 feet (476.16') to a point; Thence turning an interior angle of 97° 25' 18" and running southwesterly a distance of one hundred seventy-three and 89/100 feet (173.89') to the point at land now or formerly of Mary B. and Mary E. Barton. Thence turning an interior angle of 68° 23' 25" and running northwesterly bounded southwesterly by said Barton land, a distance of eighty-seven feet more or less (87') to a point on the easterly shoreline of a pond. Thence running along the shoreline southwesterly, westerly, southwesterly, northwesterly, and northeasterly, bounded generally southerly by said Barton land, a distance of five hundred eighty feet, more or less, (580') to a point; Thence running southwesterly, bounded southeasterly by said

Barton land, a distance of seventy-eight feet more or less (78') to a point; Thence turning an interior angle of 195° 24' 00" and running southerly, bounded easterly by said Barton land, a distance of forty-four and 77/100 feet (44.77') to a point; Thence turning an interior angle of 147° 11' 00" and running southwesterly, bounded southeasterly by said Barton land, a distance of one hundred five and 92/100 feet (105.92') to a point; Thence turning an interior angle of 178° 55' 08" and running southwesterly, bounded southeasterly by land now or formerly of CC/KMC Investments, Inc., a distance of one hundred twenty-five and 04/100 feet (125.04') to a point; Thence turning an interior angle of 183° 36' 05" and running southwesterly, bounded southeasterly by said CC/KMC Investments, Inc. land, a distance of sixty-six and 25/100 feet (66.25') to a point; Thence turning an interior angle of 216° 38' 35" and running southerly, bounded easterly by said CC/KMC Investments, Inc. land, a distance of forty-nine and 50/100 feet (49.50') to a point at said land of BW Manufacturing, Inc.; Thence turning an interior angle of 90° 00' 00" and running westerly, bounded southerly by said BW Manufacturing, Inc. land, a distance of four hundred fifteen and 85/100 feet (415.85') to a point; Thence turning an interior angle of 181° 38' 20" and running westerly a distance of seventy-three and 34/100 feet (73.34') to the point of beginning of the herein described parcel of land. The last described course forms an interior angle of 58° 32' 01" with the first described course of the herein described parcel. Meaning and intending to describe Lot 6, also shown as Coventry Assessor's Plat 5 Lot 21, on that plan entitled, "PROGRESS PLOT PLAN (RENDITION-1), CENTRE OF NEW ENGLAND, NEW LONDON TURNPIKE/HOPKINS HILL ROAD, SITUATED IN COVENTRY/WEST GREENWICH, RHODE ISLAND, PREPARED FOR COMMERCE PARK REALTY, LLC AND COMMERCE PARK PROPERTIES, LLC, PREPARED BY JOHN P. CAITO CORPORATION, JUNE 22, 1998, SCALE 1" = 200'", which plan is recorded with the Land Evidence Records of the Town of Coventry in Plan Book 14, Page 62, Envelope 463.

EXCEPTING the following:

The premises constituting the Village Green Condominium, created by Declaration of Condominium dated September 18, 2008, and recorded September 19, 2008 in Book 1815 at Page 578 of the Land Evidence Records for the Town of Coventry.

The premises constituting the Pine Hill Condominium, created by Declaration of Condominium recorded November 4, 2009, in Book 1851 at Page 159 of the Land Evidence Records for the Town of Coventry.

The premises constituting the Granite Hill Condominium, created by Declaration of Condominium dated November 19, 2009, and recorded November 10, 2009 in Book 1851 at Page 866 of the Land Evidence Records for the Town of Coventry.

The premises constituting the Highlands at Hopkins Hill Condominium, created by Declaration of Condominium dated August 31, 2006, and recorded September 1, 2006 in Book 1737 at Page 435 of the Land Evidence Records of the Town of Coventry.

The premises described in the Mortgage to Potomac Realty Capital recorded in Coventry in Book 1746 at Page 935.

The premises described in the Mortgage to Berkshire Bank recorded in Coventry in Book 1790 at Page 560.

The premises described in the Mortgage to Dime Bank recorded in Coventry in Book 1805 at Page 658.

Being designated under the Town of Coventry Assessor's Records as Plat 5, Lot 21, Plat 5, Lot 21.1, Plat 6, Lot 6, a portion of Plat 5, Lot 25, a portion of Plat 6, Lot 2.2 and a portion of Plat 13, Lot 14.1.

\$50,000.00 in cash, certified or bank check required to bid. Other terms will be announced at the sale.

WIECK DeLUCA & GEMMA INCORPORATED
Attorneys for the Mortgagee
56 Pine Street, Suite 700
Providence, RI 02903
(401) 454-8700

The Providence Journal Ads: January 18, 23 and 30, 2013.

NOTICE OF MORTGAGEE'S SALE

Center of New England Boulevard
Coventry, Rhode Island

The premises described in the mortgage will be sold subject to all encumbrances and prior liens on February 7, 2013, at 10:00 a.m., at the offices of Wieck DeLuca & Gemma Incorporated, 56 Pine Street, Suite 700, Providence, Rhode Island 02903, by virtue of the power of sale contained in said Mortgage and Security Agreement dated August 1, 2000 and recorded December 13, 2000, made by COMMERCE PARK PROPERTIES, LLC, and recorded in the Town of Coventry Land Evidence Records in Book 930, Page 145, as amended of record through the date hereof, the conditions of the mortgage having been broken:

PARCEL I

That certain tract or parcel of land, with all the buildings and improvements thereon, located on the easterly side of Hopkins Hill Road in the Town of Coventry, County of Kent, State of Rhode Island, bounded and described as follows: Beginning at the northeasterly corner of the herein described parcel, said point being the southwesterly corner of land now or formerly of Victoria M. Norman and Richard M. and Shirley A. Mattias and also being on the easterly line of Bestwick Trail; Thence running westerly, bounding northerly Bestwick Trail, a distance of forty-three and 03/100 (43.03) feet to a point; Thence turning an interior angle of $183^{\circ} 01' 23''$ and running westerly, bounding northerly by land now or formerly of Thomas A. Carolyn W. Winsor, a distance of three hundred seven and 64/100 (307.64) feet to a point; Thence turning an interior angle of $179^{\circ} 13' 26''$ and running westerly, bounding northerly by land now or formerly of Harry C. and Shirley A. Barbour, a distance of two hundred eighty-nine and 77/100 (289.77) feet to a point; Thence turning an interior angle of $175^{\circ} 46' 50''$ and running westerly, bounding northerly by land now or formerly of Evelyn Real Estate, LLC, a distance of one hundred ninety-eight and 25/100 (198.25) feet to a point; Thence turning an interior angle of $91^{\circ} 55' 25''$ and running southerly, bounding westerly by land now or formerly of Gilbert R. Bodell, Jr., a distance of eleven and 47/100 (11.47) feet to a point; Thence turning an interior angle of $196^{\circ} 22' 30''$ and running southerly, bounding westerly by lands now or formerly of Gilbert R. Bodell, Jr., Fredrick K. Beverly Bestwick and Charles S. and Lynda R. Hawkins, a distance of three hundred forty-seven and 30/100 (347.30) feet to a point; Thence turning an interior angle of $194^{\circ} 03' 41''$ and running southwesterly, bounding northwesterly by land now or formerly of Hawkins, a distance of one hundred seventeen and 42/100 (117.42) feet to a point; Thence turning an interior angle of $284^{\circ} 58' 47''$ and running northwesterly, bounding northeasterly by land now or formerly of Hawkins, a distance of ten and 14/100 (10.14) feet to a point; Thence turning an interior angle of $80^{\circ} 16' 03''$ and running southwesterly, bounding northwesterly by land now or formerly of Hawkins, a distance of ninety-nine and 66/100 (99.66) feet to a point; Thence turning an interior angle of $262^{\circ} 29' 23''$ and running



northwesterly, bounding northeasterly by land now or formerly of Hawkins, a distance of two hundred forty-nine and 18/100 (249.18) feet to the easterly line of Hopkins Hill Road; Thence turning an interior angle to the chord of $76^{\circ} 36' 45''$ and running southerly, in the easterly line of Hopkins Hill Road, along the arc of a curve to the left having a radius of twelve thousand, four hundred seventy-three and 00/100 (12,473.00) feet, a central angle of $01^{\circ} 04' 19''$ and an arc length of two hundred thirty-three and 37/100 (233.37) feet to a point of tangency; Thence continuing southerly, in the easterly line of Hopkins Hill Road, a distance of four hundred twenty-three and 30/100 (423.30) feet to a point of curvature; Thence running southerly and southwesterly in the easterly line of Hopkins Hill Road, along the arc of a curve to the right of a radius of six hundred four and 50/100 (604.50) feet, a central angle of $37^{\circ} 33' 28''$ and an arc length of three hundred ninety-six and 25/100 (396.25) feet, to a point of tangency; Thence continuing southwesterly, in the easterly line of Hopkins Hill Road, a distance of fifty-two and 01/100 (52.01) feet to a point of curvature; Thence continuing southwesterly in the easterly line of Hopkins Hill Road, along the arc of a curve to the left of a radius of one thousand four hundred fifteen and 00/100 (1415.00) feet a central angle of $05^{\circ} 07' 32''$ and an arc length of two hundred twenty-five and 37/100 (225.37) feet, to a point; Thence turning an interior angle to the chord of $48^{\circ} 08' 56''$ and running easterly, bounding southerly by land now or formerly of Catapult Realty, LLC a distance of one thousand one hundred seventy-five and 15/100 (1175.15) feet to a point; Thence turning an interior angle of $178^{\circ} 29' 14''$ and running easterly, bounding southerly by land now or formerly of Catapult Realty, LLC, a distance of one hundred forty-eight and 87/100 (148.87) feet to a point; Thence turning an interior angle of $180^{\circ} 17' 40''$ and running easterly, bounding southerly by land now or formerly of Catapult Realty, LLC, a distance of one hundred seven and 56/100 (107.56) feet to a point; Thence turning an interior angle of $94^{\circ} 34' 30''$ and running northerly, bounding easterly by land now or formerly of Catapult Realty, LLC, a distance of one hundred thirty-three and 76/100 (133.76) feet to a point; Thence turning an interior angle of $179^{\circ} 44' 18''$ and running northerly, bounding easterly by land now or formerly of Catapult Realty, LLC, a distance of four hundred eighty-two and 27/100 (482.27) feet to a point; Thence turning an interior angle of $180^{\circ} 53' 06''$ and running northerly, bounding easterly by land now or formerly of Catapult Realty, LLC, a distance of one hundred fifty-eight and 85/100 (158.85) feet to a point; Thence turning an interior angle of $203^{\circ} 51' 33''$ and running northeasterly, bounding southeasterly by land now or formerly of Catapult Realty, LLC, a distance of two hundred thirty-four and 31/100 (234.31) feet to a point; Thence turning an interior angle of $181^{\circ} 02' 19''$ and continuing northeasterly, bounding southeasterly by land now or formerly of Catapult Realty, LLC, a distance of three hundred twenty-nine and 49/100 (329.49) feet to a point; Thence turning an interior angle of $146^{\circ} 29' 40''$ and running northerly, bounding easterly by land now or formerly of RTL Trust, a distance of four hundred twenty-one and 76/100 feet (421.76) to the point of beginning. The last described course forming an interior angle of $89^{\circ} 17' 57''$ with the first described course.

PARCEL II

That certain tract or parcel of land, with all the buildings and improvements thereon, situated in the Town of Coventry, County of Kent, State of Rhode Island bounded and described as follows:

Beginning at the northwesterly corner of the herein described parcel, at a point in the southeasterly line of said Hopkins Hill Road, which point of beginning is also at the southwesterly corner of land now or formerly of Mary E. Beattie; Thence running in a southeasterly direction a distance of one hundred fifty (150) feet to a corner; Thence turning an interior angle of $257^{\circ} 39' 05''$ and running northeasterly a distance of seventy-four (74) feet to a corner; Thence turning an interior angle of $70^{\circ} 52' 40''$ and running in a southeasterly direction a distance of fifty-eight (58) feet to a corner; Thence turning an interior angle of $284^{\circ} 13' 45''$ and running northeasterly a distance of one hundred sixteen (116) feet to land now or lately of Frank Del Bonis, said last four (4) courses being bounded northeasterly, northwesterly, northeasterly and northwesterly by land now or lately of Mary E. Beattie; Thence turning an interior angle of $79^{\circ} 49' 15''$ and running southeasterly a distance of seven and $10/100$ (7.10) feet to a granite bound and to land now or lately of Frank Del Bonis; Thence turning an interior angle of $227^{\circ} 56' 00''$ and running easterly, bounded northerly by said Del Bonis land, a distance of two hundred thirty-three and $64/100$ (233.64) feet to a corner; Thence turning an interior angle of $60^{\circ} 21' 20''$ and running southwesterly, bounded southeasterly by land now or lately of Domenick Vendresca and Pasquale DeLuca, a distance of seven hundred eleven and $83/100$ (711.83) feet to land now or lately of Morris A. Offiler et ux; Thence turning an interior angle of $107^{\circ} 26' 25''$ and running northwesterly a distance of thirty-one and $35/100$ (31.35) feet to a corner; Thence turning an interior angle of $166^{\circ} 22' 00''$ and continuing in a northwesterly direction a distance of one hundred nineteen and $76/100$ (119.76) feet to a corner, the last two (2) courses being bounded southwesterly by land now or lately of Morris A. Offiler et ux; Thence turning an interior angle $145^{\circ} 55' 00''$ and running northwesterly a distance of one hundred twenty-one and $40/100$ (121.40) feet to a stake in the ground; Thence turning an interior angle of $172^{\circ} 54' 00''$ and continuing in a northwesterly direction a distance of one hundred twelve and $07/100$ (112.07) feet to a stone wall; Thence turning an interior angle of $183^{\circ} 54' 05''$ and continuing in a northwesterly direction a distance of forty-eight and $26/100$ (48.26) feet, along said stone wall to a corner; Thence turning an interior angle of $170^{\circ} 34' 15''$ and continuing in a northwesterly direction a distance of forty-nine and $39/100$ (49.39) feet, along said stone wall, to a drill hole; Thence turning an interior angle of $177^{\circ} 58' 35''$ and continuing in a northwesterly direction a distance of twenty-eight and $32/100$ (28.32) feet to the southeasterly side of Hopkins Hill Road, the last five (5) courses being bounded southwesterly by land now or lately of Froward Development Company, Inc.; Thence turning an interior angle of $132^{\circ} 52' 45''$ and running northeasterly, along the southeasterly side of Hopkins Hill Road, a distance of two hundred sixteen and $01/100$ (216.01) feet to the point and place of beginning, said last described course forming an interior angle of $101^{\circ} 10' 50''$ with the first described course.

PARCEL III

That certain tract or parcel of land, with all the buildings and improvements thereon, situated in the Town of Coventry, County of Kent, State of Rhode Island bounded and described as follows:

Beginning at the northwesterly corner of the herein described parcel of land, said point being the most northeasterly corner of land conveyed to Dona Realty Co. by deed dated May 4, 1972 and recorded in the Land Evidence Records of the said Town of Coventry in Deed Book 91 at Page 1030, which point of beginning is also located as follows:

Beginning at the northwest corner of land now or formerly of Dona Realty Co., at a point in the southeasterly line of Hopkins Hill Road, which point is a southwest corner of land now or formerly of Mary E. Beattie; Thence running southeasterly one hundred fifty (150) feet; Thence turning an interior angle of $257^{\circ} 39' 05''$ and running northeasterly seventy-four (74) feet; Thence turning an interior angle of $70^{\circ} 52' 40''$ and running southeasterly fifty-eight (58) feet; Thence turning an interior angle of $84^{\circ} 13' 45''$ and running northeasterly one hundred sixteen (116) feet to land now or formerly of Frank Del Bonis, bounding northeasterly, northwesterly, northeasterly and northwesterly on the last four mentioned courses by land now or formerly of Mary E. Beattie; Thence turning an interior angle of $79^{\circ} 49' 15''$ and running southeasterly seven and $10/100$ (7.10) feet to a granite bound; Thence turning an interior angle of $227^{\circ} 56' 00''$ and running easterly two hundred thirty-three and $64/100$ (233.64) feet to the point and place of beginning of the herein described parcel of land; Thence running easterly five hundred ninety-three and $47/100$ (593.47) feet to a granite bound; Thence turning and running northerly three hundred eighty-eight and $02/100$ (388.02) feet to a granite bound at land now or formerly of DelBonis Sand & Gravel Co., bounded northerly and westerly on the last two mentioned courses by land of said Frank Del Bonis; Thence turning an interior angle of $101^{\circ} 36' 15''$ and running in a northeasterly direction, bounded northwesterly by land now or formerly said DelBonis Sand & Gravel Co., six hundred eighty and $72/100$ (680.72) feet; Thence turning an interior angle of $181^{\circ} 28' 30''$ and continuing in a northeasterly direction, bounded northwesterly by land now or formerly of the Town of Coventry, two hundred eighty-five and $65/100$ (285.65) feet; Thence turning an interior angle of $136^{\circ} 43' 40''$ and running southeasterly, bounded northeasterly partly by land now or formerly of the Town of Coventry, partly by land now or formerly of Kenneth P. Bowden, Jr. et ux and partly by land now or formerly of Robert C. Davidson, et ux, five hundred one and $30/100$ (501.30) feet; Thence turning an interior angle of $120^{\circ} 38' 20''$ and running southerly, bounded easterly partly by land now or formerly of Robert C. Davidson, et ux, partly by land now or formerly of John V. Connelly, et ux, partly by land now or formerly of Benedetto Badessa et ux, partly by land now or formerly of Leo Lucas, et ux, partly by land now or formerly of Victor R. Pajak, et ux, partly by land now or formerly of John P. Chevalier, et ux, partly by land now or formerly of Albert C. Perry, Jr., et ux, partly by the westerly terminus of Tulip Road, as said Tulip Road is laid out on that plan entitled, "Replat of Subdivision No. 4

Central City, Owned by Green Bush Manor, Inc. June 1964 A.E. McGuinness Engr.", which plat is recorded in the Land Evidence Records of the Town of Coventry in Plat Book 6 at Page 24, partly by land now or formerly of Robert J. Julian, et ux, partly by land now or formerly of Vincent J. Rinaldi, et ux, and partly by land now or formerly of Jones D. Venckus, et ux, ten hundred thirteen and 98/100 (1,013.98) feet of a granite bound at land now or formerly of Catamore Enterprises, Inc.; Thence turning an interior angle of 87° 23' 55" and running westerly ninety-eight and 21/100 (98.21) feet; Thence turning an interior angle of 178° 41' 50" and continuing in a westerly direction two hundred six and 59/100 (206.59) feet; Thence turning an interior angle of 174° 22' 10" and continuing in a westerly direction six hundred forty-four and 76/100 (644.76) feet to land now or formerly of A. Cardi Construction Co., Inc., bounded southerly on the last three mentioned courses by land now or formerly of said Catamore Enterprises, Inc.; Thence turning an interior angle of 89° 17' 00" and running northerly, bounded westerly by said A. Cardi Construction Co., Inc. land fifty-three and 37/100 (53.37) feet to a stake; Thence turning an interior angle of 285° 59' 30" and running westerly seven hundred sixty-nine and 24/100 (769.24) feet; Thence turning an interior angle of 180° 31' 05" and continuing in a westerly direction to the northwesterly corner of land now or formerly of John L. Carlson, et ux, two hundred fifty-two and 41/100 (252.41) feet, bounded southerly on the last two mentioned courses by land now or formerly of A. Cardi Construction Co., Inc.; Thence turning an interior angle of 183° 48' 45" and continuing in a westerly direction forty and 61/100 (40.61) feet; Thence turning an interior angle of 169° 35' 30" and continuing in a westerly direction one hundred fourteen and 46/100 (114.46) feet to a granite bound, bounding southerly on the last two mentioned courses partly by land now or formerly of John L. Carleson, et ux, and partly by land now or formerly of Raymond J. Forget, et ux; Thence turning an interior angle of 180° 00' 00" and running westerly, bounded southerly by land now or formerly of Elphege Pare, Jr., et ux, two hundred twenty-five (225) feet to the northwesterly corner of said Pare land; Thence turning an interior angle of 60° 42' 35" and running northeasterly, bounded westerly by land now or formerly of Dona Realty Co., seven hundred eleven and 83/100 (711.83) feet to the point and place of beginning.

EXCEPTING THEREFROM the hereinabove described parcels any portion taken for highway purposes, but specifically **INCLUDING** Centre of New England Boulevard.

ALSO EXCEPTING THEREFROM the hereinabove described parcels those parcels conveyed in the following deeds:

(a) Deed from Commerce Park Properties, LLC to Commerce Park Associates I, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 715 at Page 57.

(b) Deed from Commerce Park Properties, LLC to Commerce Park Associates 2, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 715 at Page 97.

- (c) Deed from Commerce Park Properties, LLC to Merstone IV Limited Partnership recorded with the records of Land Evidence in the Town of Coventry in Book 720 at Page 285.
- (d) Deed from Commerce Park Properties, LLC to Commerce Park Associates 10, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 883 at Page 201.
- (e) Deed from Commerce Park Properties, LLC to Commerce Park Associates 10, LLC recorded with the records of Land Evidence in the Town of Coventry in Book 1054 at Page 14.
- (f) The premises constituting the Village Green Condominium, created by Declaration of Condominium dated September 18, 2008, and recorded September 19, 2008 in Book 1815 at Page 578 of the Land Evidence Records for the Town of Coventry.
- (g) The premises constituting the Pine Hill Condominium, created by Declaration of Condominium recorded November 4, 2009, in Book 1851 at Page 159 of the Land Evidence Records for the Town of Coventry.
- (h) The premises constituting the Granite Hill Condominium, created by Declaration of Condominium dated November 19, 2009, and recorded November 10, 2009 in Book 1851 at Page 866 of the Land Evidence Records for the Town of Coventry.
- (i) The premises constituting the Highlands at Hopkins Hill Condominium, created by Declaration of Condominium dated August 31, 2006, and recorded September 1, 2006 in Book 1737 at Page 435 of the Land Evidence Records of the Town of Coventry.
- (j) Deed from Commerce Park Properties, LLC to Commerce Park Associates 1, LLC recorded in Coventry in Book 747 at Page 257.
- (k) The premises described in that certain Mortgage to Potomac Realty Capital recorded in Coventry in Book 1746 at Page 935.
- (l) Mortgage from Commerce Park Properties, LLC to Kalikow Equity Properties, LTD to secure payment of \$1,500,000.00 dated June 7, 2000, recorded in Coventry in Book 888 at Page 23.

Meaning and intending to describe portions of Centre of New England Boulevard and Phase 8 as shown on that certain plan entitled, "Survey Key Plan, Centre of New England, New London Turnpike/Hopkins Hill Road Situated in Coventry, Rhode Island, Prepared for Universal Properties Group, Inc", prepared by John P. Caito Corporation, dated June 7, 2005, Scale: 1"=100', which plan is recorded in the Land Evidence Records for the Town of Coventry in Plan Book 17 at Page 107 in Envelope #858.

Being designated as a portion of the premises described in the Town of Coventry Assessor's Tax Plat 5, Lot 12.

\$50,000.00 in cash, certified or bank check required to bid. Other terms will be announced at the sale.

WIECK DeLUCA & GEMMA INCORPORATED
Attorneys for the Mortgagee
56 Pine Street, Suite 700
Providence, RI 02903
(401) 454-8700

The Providence Journal Ads: January 16, 23 and 30, 2013.

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