



COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Commitment Number: **CPR7242012**

1. Effective Date: **January 8, 2013 at 8:00 a.m.**

2. Proposed policy or policies to be issued:

(a) ALTA Owner's Policy (10-17-92) or Owner's Residential Advantage Policy (1-15-98)

PROPOSED AMOUNT: **\$TBD**

PROPOSED INSURED: **TBD**

3. Title to the **Fee Simple** estate or interest in the land described or referred to in this commitment is at the effective date hereof vested in:

**As to Plat 13 Lot 14: Town of Coventry by virtue of Collector's Deed dated August 12, 2011 and recorded August 12, 2011 at 11:59 a.m. in Coventry in Book 1897 at Page 764.**

**As to Plat 5 Lot 14: Amy Realty RIGP by virtue of Collector's Deed dated February 28, 2012 and recorded February 29, 2012 in Coventry in Book 1913 at Page 817.**

**As to Plat 5 Lot 14.1: Town of Coventry by virtue of Collector's Deed dated August 12, 2011 and recorded August 12, 2011 at 12:01 p.m. in Coventry in Book 1897 at Page 773.**

**As to Plat 6 Lot 3.1: Fiore Investment Corp., by virtue of Collector's Deed dated July 5, 2012 and recorded July 5, 2012 at 3:42 p.m. in Book 1925 at Page 4. (NOTE: Taxpayer named in deed is Commerce Park Properties, LLC, but Commerce Park Realty, LLC owned this parcel.)**

**As to remainder: Commerce Park Realty, LLC**

4. The land referred to in this Commitment is situated in the **Town of Coventry**, the County of **Kent**, **State of Rhode Island** and is identified in accordance with Exhibit A attached hereto known and numbered as:

Countersigned in Providence, Rhode Island

Mark Comstock, Esquire

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### EXHIBIT A

Commitment Number: **CPR7242012**

#### 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 southwestwesterly, 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° 08' 46" and running northwestwesterly, bounding southwestwesterly 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 northwestwesterly and westerly, bounding southwestwesterly 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° 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° 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° 26' 16" and running southwestwesterly, 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° 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 southwestwesterly, 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 southwestwesterly, 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 northwestwesterly, bounding southwestwesterly 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 southwestwesterly, bounding southeasterly by land now or formerly of Lehigh Realty Associates, a distance of twenty-five and

This Commitment is invalid unless the Cover Page, Schedule A, Exhibit A and Schedules B – Sections 1 and 2 are attached.

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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° 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° 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;

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Thence turning an interior angle of 147° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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

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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;

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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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 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° 05' 53" and running southeasterly, bounding

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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° 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;

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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;



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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 Salvas Avenue in the Town of Coventry, County of Kent, State of Rhode Island, described as follows:

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Beginning at a point in the southwesterly street line of Salvas 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.

### COMMITMENT FOR TITLE INSURANCE

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

### COMMITMENT FOR TITLE INSURANCE

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.

**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE B – SECTION 1**  
**Requirements**

Commitment Number: **CPR7242012**

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Pay the premiums, fees and charges due to the Company for the policy.
3. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record to-wit:
  - (a) Redemption Deeds from Town of Coventry with respect to Tax Collector's Deeds recorded in Book 1897 at Pages 764 and 774.
  - (b) Foreclosure Deed to proposed insured owner.

The following matters or documents must be resolved and/or produced to the satisfaction of the Company:

4. Compliance with Rhode Island General Laws § 44-30-71.3 - Non Resident Withholding, and Regulations promulgated pursuant thereto. This applies only to the sale of property located in Rhode Island. If applicable, requires that a percentage of sellers' net proceeds be withheld and remitted to the Rhode Island Division of Taxation. A recitation of Rhode Island residency contained in a recorded deed discharges the § 44-30-71.3 lien. A recital as to the manner of compliance must be contained in any deed of conveyance.
5. Pay all unpaid real estate taxes, sewer installation charges, sewer use charges, water use charges, water installation charges, fire service (water), fire district taxes and all other applicable municipal charges and assessments. Municipal Lien Certificate to be ordered and recorded.
6. Water meter reading to be supplied to Company no later than 5 days prior to closing.
7. Mortgage - \$14,320,000 from Commerce Park Realty, LLC to HR2-A Limited Partnership dated August 1, 2000, and recorded December 13, 2000 in Coventry in Book 930 at Page 1, in West Greenwich in Book 133 at Page 4 and in East Greenwich in Book 354 at Page 1, as amended by First Amendment to Mortgage and Security Agreement recorded in West Greenwich in Book 282 at Page 209, in East Greenwich in Book 752 at Page 203. Will be extinguished upon recording of foreclosure deed after completion of a proper foreclosure. All notices, advertisements and foreclosure documents to be reviewed and approved by the Company.
8. The following security instruments will be extinguished by proper foreclosure of Mortgage set forth in Requirement #7 above:
  - a. Assignment of Leases and Rents by Commerce Park Associates 11, LLC in favor of HR2-A Limited Partnership dated as of August 1, 2000, and recorded in Coventry in Book 930 at Page 71.
  - b. Mortgage - \$7,599,333.00 from Commerce Park Realty, LLC to HR4-A Limited Partnership dated as of August 1, 2000 and recorded December 13, 2000 in Book 930 at Page 85, as amended
  - c. UCC-1 Financing Statement naming Commerce Park Realty, LLC as Debtor and HR4-A Limited Partnership as Secured Party recorded in Book 930 at Page 117, as amended
  - d. Mortgage - \$4,300,000.00 from Commerce Park Realty, LLC to HR4-A Limited Partnership dated September 13, 2005 and recorded in Coventry in Book 1689 at Page 1, as amended.
  - e. Attachment - \$122,000 in favor of Ferguson Enterprises, Inc. recorded in Coventry in Book 1834 at Page 843, as affected by Partial Release (AP13/AL22) recorded in Book 1829 at Page 110.
  - f. Execution - \$287,878.16 in favor of Bradco Supply Corp. recorded in Coventry in Book 1857 at Page 151.
  - g. Execution - \$31,907.80 in favor of DiRocco Plumbing Services, LLC recorded in Coventry in Book 1875 at Page 806.
  - h. Execution - \$32,575.18 in favor of Concrete Systems, Inc. recorded in Coventry in Book 1887 at Page 529.

### COMMITMENT FOR TITLE INSURANCE

- i. Execution - \$32,575.18 in favor of Concrete Systems, Inc. recorded in Coventry in Book 1887 at Page 533.
  - j. Execution - \$32,575.18 in favor of Concrete Systems, Inc. recorded in Coventry in Book 1887 at Page 535.
  - k. Execution - \$32,575.18 in favor of Concrete Systems, Inc. recorded in Coventry in Book 1887 at Page 537.
  - l. Execution - \$32,575.18 in favor of Concrete Systems, Inc. recorded in Coventry in Book 1887 at Page 539.
  - m. Open-End Mortgage - \$3,600,000.00 by Commerce Park Realty, LLC to Linda Malafronte and Robin Pelleccione dated May 2, 2011 and recorded July 6, 2011 in Coventry in Book 1895 at Page 207.
  - n. Mortgage Deed - \$531,000.00 by Commerce Park Realty, LLC to W. Mark Russo, Esq. Receiver for John P. Caito Corporation, Inc. dated March 23, 2012 and recorded in Coventry on May 2, 2012 at 11:04 a.m. in Book 1919 at Page 330.
  - o. Execution - \$80,176.82 in favor of D & D Electric Company recorded in Coventry July 17, 2012 at 12:26 p.m. in Book 1926 at Page 161.
  - p. State of Rhode Island Tax Lien dated October 23, 2012 and recorded November 1, 2012 at 3:52 p.m. in Coventry in Book 1937 at Page 526.
  - q. Execution - \$86,909.76 in favor of Estate of Roney A. Malafronte et al. recorded in East Greenwich August 20, 2012 at 2:48 p.m. in Book 1165 at Page 130.
  - r. State of Rhode Island Tax Lien dated October 23, 2012 and recorded in East Greenwich October 30, 2012 at 9:31 a.m. in Book 1175 at Page 233.
  - s. State of Rhode Island Tax Lien dated October 23, 2012 and recorded in West Greenwich October 29, 2012 at 11:59 a.m. in Book 430 at Page 151.
9. Legal description is for temporary purposes only. Survey to be obtained and recorded.
10. The following instruments will be extinguished by proper foreclosure of Mortgage set forth in Requirement #7 above and compliance with R.I. Gen. Laws § 34-28:
- a. Notice of Intention to Do Work or Furnish Materials recorded in Book 1825 at Page 722, as affected by Lis Pendens recorded in Book 1829 at Page 889.
  - b. Notice of Intention to Do Work or Furnish Materials recorded on February 10, 2009, as affected by Lis Pendens recorded in Book 1829 at Page 893.
  - c. Notice of Intention to Do Work or Furnish Materials recorded in Book 1884 at Page 536, as affected by Lis Pendens recorded in Book 1886 at Page 941.
  - d. Notice of Intention to do Work or Furnish Materials recorded in Book 1884 at Page 552, as affected by Lis Pendens recorded in Book 1886 at Page 943.
  - e. Notice of Intention to Do Work or Furnish Materials – W. Mark Russo as Receiver of John P. Caito Corporation, Inc. recorded January 13, 2011 in Coventry in Book 1884 at Page 538, as affected by Notice of Lis Pendens recorded February 23, 2011 in Coventry in Book 1886 at Page 945.
  - f. Notice of Intention to Do Work or Furnish Materials – W. Mark Russo as Receiver of John P. Caito Corporation, Inc. recorded January 13, 2011 in Coventry in Book 1884 at Page 542, as affected by Notice of Lis Pendens recorded in Coventry February 23, 2011 in Book 1886 at Page 947.
  - g. Notice of Intention to Do Work or Furnish Materials – W. Mark Russo as Receiver of John P. Caito Corporation, Inc. recorded January 13, 2011 in Coventry in Book 1884 at Page 544, as affected by Notice of Lis Pendens recorded in Coventry February 23, 2011 in Book 1886 at Page 935.
  - h. Notice of Intention to Do Work or Furnish Materials – W. Mark Russo as Receiver of John P. Caito Corporation, Inc. recorded January 13, 2011 in Coventry in Book 1884 at Page 554, as affected by Notice of Lis Pendens recorded in Coventry February 23, 2011 in Book 1886 at Page 939.
11. In order to insure access, provide the Company with satisfactory evidence of access to a public street.
12. The Company reserves the right to impose additional requirements and/or exceptions as the details of the transaction are disclosed.

NOTE: All of the foregoing instruments referenced herein include any and all amendments and/or modifications of same regardless of whether such instrument is specifically referenced.

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B – SECTION 2 Exceptions

Commitment Number:       CPR7242012

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record an estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties other than the Proposed Insured or Proposed Mortgagor in actual possession of any or all of the property.
3. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments, which an accurate and complete survey would disclose.
4. Unfiled mechanics' or materialmen's liens.
5. Riparian rights of others in and to the waters of any stream and/or rivers lying along and/or crossing the land, and any right, title and interest of others in an to any portion of the land consisting of filled tidal lands.
6. Taxes and municipal charges and any water and/or sewer charges and/or assessments.
7. DEM Consent Agreement recorded in Book 1815 at Page 182.
8. This policy does not insure compliance with subdivision regulations.
9. Subordination and Standstill Agreement dated April 15, 2005 and recorded April 18, 2005 in the Town of Coventry in Book 1662 at Page 536, in the Town of West Greenwich in Book 285 at Page 30 and in the Town of East Greenwich in Book 759 at Page 255, as affected by Consent and Subordination of Lender recorded in the Town of West Greenwich in Book 294 at Page 166.
10. Subordination and Standstill Agreement dated April 15, 2005 and recorded April 18, 2005 at 12:24 p.m. in the Town of East Greenwich in Book 760 at Page 1.
11. Subordination and Standstill Agreement dated April 15, 2005 and recorded April 18, 2005 in the Town of East Greenwich in Book 760 at Page 40.
12. Assignment of Leases and Rents by and between Commerce Park Associates 11, LLC and HR2-A Limited Partnership dated August 1, 2000 and recorded December 13, 2000 at 10:49 AM in Coventry Book 930 at Page 71. (Affects premises conveyed to Commerce Park Realty, LLC by deed recorded in the Town of Coventry in Book 1669 at Page 368, in the Town of West Greenwich in Book 288 at Page 300 and in the Town of East Greenwich in Book 768 at Page 289.)
13. Assignment of Leases and Rents by and between Commerce Park Associates 11, LLC and HR4-A Limited Partnership dated August 1, 2000 and recorded December 13, 2000 at 10:52 AM in the Town of Coventry in Book 930 at Page 132. (Affects premises conveyed to Commerce Park Realty, LLC by deed recorded in the Town of Coventry in Book 1669 at Page 368, in the Town of West Greenwich in Book 288 at Page 300 and in the Town of East Greenwich in Book 768 at Page 289.)
14. Landscaping and Utility Easement Agreement by and between Commerce Park Realty, LLC and Randolph Savings Bank dated September 8, 2004 and recorded in the Town of West Greenwich on September 10, 2004 at 2:57 p.m. in Book 266 at Page 318, in the Town of Coventry on September 10, 2004 at 3:49 p.m. in Book 1629 at Page 1, and in the Town of East Greenwich on September 10, 2004 at 1:53 p.m. in Book 716 at Page 171 and Landscaping and Utility Easement Agreement by and between Commerce Park Realty, LLC and Randolph Savings Bank dated September 8, 2004 and recorded in the Town of West Greenwich on September 10, 2004 at

This Commitment is invalid unless the Cover Page, Schedule A, Exhibit A and Schedules B – Sections 1 and 2 are attached.

### COMMITMENT FOR TITLE INSURANCE

2:57 p.m. in Book 266 at Page 318, in the Town of Coventry on September 10, 2004 at 3:49 p.m. in Book 1629 at Page 1, and in the Town of East Greenwich on September 10, 2004 at 1:53 p.m. in Book 716 at Page 171.

15. Landscaping and Utility Easement Agreement by and between Commerce Park Realty, LLC and The Patriot Group, LLC dated April 25, 2005 and recorded May 2, 2005 at 10:59 AM in Coventry Book 1664 at Page 612 and May 2, 2005 at 9:49 AM in West Greenwich Book 286 at Page 77 and May 2, 2005 at 11:32 AM in East Greenwich Book 762 at Page 291 and Boulevard Access Easement Agreement by and between Commerce Park Realty, LLC and The Patriot Group, LLC dated April 25, 2005 and recorded May 2, 2005 at 11:00 AM in Coventry Book 1664 at Page 627 and May 2, 2005 at 9:50 AM in West Greenwich Book 286 at Page 92 and May 2, 2005 at 11:34 AM in East Greenwich Book 762 at Page 306.
16. Rights of others in and to any burial grounds and rights of access thereto, including, without limitation, burial ground reserved in Deed from John Wilcox and Mary Wilcox to James Jackson dated April 25, 1846 and recorded in the Town of Coventry in Book 21 at Page 592.
17. Rights of others in and to Bestwick Trail a/k/a the Bestwick Fire Trail.
18. Grant of Easement from Adam Kowalik and Machalina Kowalik to The Narragansett Electric Lighting Company dated July 19, 1917 and recorded in the Town of West Greenwich on April 4, 1919 at 6:00 p.m. in Book 18 at Page 75, and in the Town of East Greenwich on August 16, 1917 at 11:57 a.m. in Book 25 at Page 331.
19. Easement from Philip Stanley Bestwick and Helen T. Bestwick to The Narragansett Electric Company dated August 25, 1938 and recorded in the Land Evidence Records of the Town of Coventry on September 20, 1938 at 11:26 a.m. in Book 45 at Page 417.
20. Rights and easements of others, public and/or private, to drain through or otherwise to use any pond or streams, located on the premises herein, but the policy does not insure that the owner of the premises herein has any right to drain through or otherwise use the said pond or streams across adjacent land. Title is not insured as to land now or formerly under the said pond, any land acquired by accretion or lost by erosion, any claims of accession, rights of alluvion and reliction.
21. Easement from Philip Stanley Bestwick and Helen T. Bestwick to The Narragansett Electric Company dated February 24, 1941 and recorded in the Town of Coventry on March 5, 1941 at 11:30 a.m. in Book 46 at Page 365.
22. Easement contained in deed from Valley Ready-Mixed Concrete Co., Inc. to Shell Oil Company dated July 19, 1973 and recorded in the Town of West Greenwich on July 26, 1973 at 10:15 a.m. in Book 26 at Page 315 and in the Town of East Greenwich on July 26, 1973 at 10:55 a.m. in Book 44 at Page 401.
23. Water main easement recorded in the Town of Coventry in Book 32 at Page 327 as affected by Quitclaim Deed recorded in the Town of Coventry in Book 242 at Page 171.
24. Town of Coventry Planning Decision in Book 759 at Page 32.
25. Easement Agreement by and between Valley Ready-Mixed Concrete Co., Inc. and Shell Oil Company dated December 3, 1975 and recorded in the Town of East Greenwich on December 15, 1975 at 12:50 p.m. in Book 48 at Page 191.
26. Easement from Northern Land Company, Inc. to Kent County Water Authority dated April 1, 1988 and recorded in the Town of Coventry on April 15, 1988 at 10:31 a.m. in Book 214 at Page 489; as assigned to Rhode Island Port Authority and Economic Development by Assignment dated April 1, 1988 and recorded on April 15, 1988 at 10:33 a.m. in Book 214 at Page 496.
27. Highway taking by the State of Rhode Island Department of Transportation for Plat No. 2131, dated December 1, 1987 and recorded in the Town of Coventry on April 18, 1988 at 2:04 p.m. in Book 214 at Page 625.
28. Permanent Guy Easement taking by the State of Rhode Island Department of Transportation for Plat No. 2131, dated December 1, 1987 and recorded in the Town of Coventry on April 18, 1988 at 2:04 p.m. in Book 214 at Page 748.



### COMMITMENT FOR TITLE INSURANCE

29. Temporary Easement recorded in the Town of Coventry on April 15, 1988 at 10:33 a.m. in Book 214 at Page 501.
30. Permanent Aerial Easement taking by the State of Rhode Island Department of Transportation for Plat No. 2131, dated December 1, 1987 and recorded in the Town of Coventry on April 18, 1988 at 2:09 p.m. in Book 214 at Page 767.
31. Water easement recorded in the Town of West Greenwich in Book 14 at Page 519.
32. Rights of others, public and/or private, in and to any portion of Centre of New England Boulevard in its former, present or future location.
33. Rights of others, public and/or private, in and to any ponds, brooks, or streams lying on or running through the herein described parcels. Also, any rights or easements of others, public and/or private, to drain through or otherwise to use any ponds, brooks, or streams running through or adjacent to the herein described parcels.
34. Easements and conditions as shown on any and all recorded plans.
35. Easement from Commerce Park Properties, LLC to Commerce Park Realty, LLC dated October 6, 1997 and recorded in the Town of Coventry on October 21, 1997 at 3:02 p.m. in Book 650 at Page 66.
36. Easement from Lehigh Realty Associates to Commerce Park Realty, LLC dated February 27, 1998 and recorded in the Town of East Greenwich on March 2, 1998 at 1:13 p.m. in Book 229 at Page 92 and in the Town of Coventry in Book 679 at Page 275, and recorded in the Town of East Greenwich on July 7, 1998 in Book 247 at Page 234.
37. Easement from Lehigh Realty Associates to Commerce Park Realty, LLC dated February 19, 1998 and recorded in the Town of East Greenwich on March 2, 1998 at 1:15 p.m. in Book 229 at Page 94.
38. Easement from Lehigh Realty Associates to Commerce Park Realty, LLC dated February 27, 1998 and recorded in the Town of East Greenwich on March 2, 1998 at 1:17 p.m. in Book 229 at Page 96.
39. Easement from Commerce Park Realty, LLC and Commerce Park Properties, LLC to The Narragansett Electric Company and New England Telephone and Telegraph Company dated September 11, 1998 and recorded in the Town of West Greenwich on September 28, 1998 at 2:06 p.m. in Book 97 at Page 290, in the Town of Coventry on September 17, 1998 at 2:52 p.m. in Book 732 at Page 59, and in the Town of East Greenwich on September 29, 1998 at 1:30 p.m. in Book 259 at Page 47.
40. Restrictions and Protective Covenants by Commerce Park Properties, LLC and Commerce Park Realty, LLC dated July 30, 1998 and recorded in the Town of West Greenwich on July 9, 1999 at 10:17 a.m. in Book 110 at Page 83, in the Town of Coventry on August 4, 1998 at 11:56 a.m. in Book 720 at Page 279, and in the Town of East Greenwich on July 8, 1999 at 2:07 p.m. in Book 297 at Page 39; as affected by Amendment to Restrictions and Protective Covenants dated July 19, 2001 and recorded in the Town of West Greenwich on July 20, 2001 at 11:49 a.m. in Book 149 at Page 154, in the Town of Coventry on July 20, 2001 at 10:36 a.m. in Book 1005 at Page 248, and in the Town of East Greenwich on July 19, 2001 at 2:20 p.m. in Book 394 at Page 1; as affected by Waiver of Restrictions and Protective Covenants dated July 29, 1999 and recorded in the Town of West Greenwich on January 31, 2002 at 2:15 p.m. in Book 167 at Page 97, in the Town of Coventry on January 31, 2002 at 1:41 p.m. in Book 1101 at Page 304, and in the Town of East Greenwich on January 31, 2002 at 12:15 p.m. in Book 441 at Page 178; as affected by Waiver of Certain Restrictions and Protective Covenants dated December 13, 2004 and recorded in the Town of West Greenwich on December 28, 2004 at 2:49 p.m. in Book 276 at Page 184, in the Town of Coventry on December 28, 2004 at 1:45 p.m. in Book 1646 at Page 385, and in the Town of East Greenwich on December 29, 2004 at 1:55 p.m. in Book 740 at Page 235.
41. Notice of Common Area Maintenance Agreement by and between Commerce Park Properties, LLC, Commerce Park Realty, LLC and Merstone IV Limited Partnership dated July 30, 1998 and recorded in the Town of Coventry on August 4, 1998 at 11:58 a.m. in Book 720 at Page 289.
42. Access Easement Agreement by and between Commerce Park Properties, LLC, Commerce Park Realty, LLC and Merstone IV Limited Partnership dated July 30, 1998 and recorded in the Town of Coventry on August 4, 1998 at 11:58 a.m. in Book 720 at Page 295.

### COMMITMENT FOR TITLE INSURANCE

43. Drainage Agreement by and between Commerce Park Properties, LLC, Commerce Park Realty, LLC and Merstone IV Limited Partnership dated July 30, 1998 and recorded in the Town of Coventry on August 4, 1998 at 12:00 p.m. in Book 720 at Page 307.
44. Easement from Lehigh Realty Associates to Commerce Park Realty dated September 8, 1998 and recorded in the Town of West Greenwich on September 10, 1998 at 2:10 p.m. in Book 96 at Page 275, in the Town of Coventry on September 10, 1998 at 11:06 a.m. in Book 730 at Page 184, and in the Town of East Greenwich on September 10, 1998 at 1:34 p.m. in Book 257 at Page 63.
45. Easement from Commerce Park Realty, LLC to New England Telephone and Telegraph Company dated September 8, 1998 and recorded in the Town of Coventry on September 15, 1998 at 12:53 p.m. in Book 731 at Page 167.
46. Sewer Pump Station Access Easement Agreement by and between Commerce Park Realty, LLC, Commerce Park Associates 5, LLC and the Town of West Warwick dated May 27, 1999 and recorded in the Town of West Greenwich on June 1, 1999 at 11:21 a.m. in Book 109 at Page 18, in the Town of Coventry on June 1, 1999 at 10:46 a.m. in Book 803 at Page 275, and in the Town of East Greenwich on June 1, 1999 at 9:54 a.m. in Book 291 at Page 282.
47. Landscaping Easement Agreement from Merstone IV, L.P. to Commerce Park Properties, LLC, Commerce Park Realty, LLC and Commerce Park Management, LLC dated June 3, 1999 and recorded in the Town of Coventry on June 4, 1999 at 2:52 p.m. in Book 805 at Page 19.
48. Parking Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 5, LLC dated June 29, 1999 and recorded in the Town of West Greenwich on July 9, 1999 at 10:18 a.m. in Book 110 at Page 89, in the Town of Coventry on July 8, 1999 at 4:00 p.m. in Book 815 at Page 37, and in the Town of East Greenwich on July 8, 1999 at 2:08 p.m. in Book 297 at Page 45.
49. Access Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 5, LLC dated June 29, 1999 and recorded in the Town of West Greenwich on July 9, 1999 at 10:19 a.m. in Book 110 at Page 97, in the Town of Coventry on July 8, 1999 at 4:01 p.m. in Book 815 at Page 45, and in the Town of East Greenwich on July 8, 1999 at 2:10 p.m. in Book 297 at Page 53.
50. Boulevard Access Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 5, LLC dated June 29, 1999 and recorded in the Town of West Greenwich on July 9, 1999 at 10:20 a.m. in Book 110 at Page 106, in the Town of Coventry on July 8, 1999 at 4:02 p.m. in Book 815 at Page 54, and in the Town of East Greenwich on July 8, 1999 at 2:12 p.m. in Book 297 at Page 62.
51. Utility Cross Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 5, LLC dated June 29, 1999 and recorded in the Town of West Greenwich on July 9, 1999 at 10:21 a.m. in Book 110 at Page 119, in the Town of Coventry on July 8, 1999 at 4:03 p.m. in Book 815 at Page 67, and in the Town of East Greenwich on July 8, 1999 at 2:14 p.m. in Book 297 at Page 75.
52. Sign Access Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 5, LLC dated June 29, 1999 and recorded in the Town of West Greenwich on July 9, 1999 at 10:22 a.m. in Book 110 at Page 132, in the Town of Coventry on July 8, 1999 at 4:04 p.m. in Book 815 at Page 80, and in the Town of East Greenwich on July 8, 1999 at 2:16 p.m. in Book 297 at Page 88.
53. Second Parking Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 5, LLC dated August 27, 1999 and recorded in the Town of West Greenwich on August 30, 1999 at 3:16 p.m. in Book 112 at Page 300 and in the Town of East Greenwich on August 30, 1999 at 3:46 p.m. in Book 304 at Page 1.
54. Easement Agreement by and between Commerce Park Realty, LLC and Marion R. Chandronnet dated November 12, 1999 and recorded in the Town of Coventry on November 23, 1999 at 12:27 p.m. in Book 846 at Page 246.
55. Sewer Pump Access Agreement by and between Commerce Park Realty, LLC, Commerce Park Associates 5, LLC, and the Town of West Warwick dated May 25, 1999 and recorded in the Town of Coventry on December 10,

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1999 at 12:58 p.m. in Book 850 at Page 234 and in the Town of East Greenwich on October 14, 1999 at 2:19 p.m. in Book 308 at Page 95.

56. Sewer Lien Agreement by and between Commerce Park Realty, LLC and the Town of West Warwick dated June 12, 2000 and recorded in the Town of Coventry on August 20, 1999 at 2:08 p.m. in Book 901 at Page 55.
57. Decision by the Town of Coventry Planning Commission dated October 19, 2000 and recorded in the Town of Coventry on October 19, 2000 at 2:48 p.m. in Book 917 at Page 126.
58. Petition for Change of Zone dated October 4, 2000, adopted October 23, 2000 and recorded in the Town of Coventry on October 25, 2000 at 11:10 a.m. in Book 918 at Page 126.
59. Utility Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 11, LLC dated November 18, 2000 and recorded in the Town of West Greenwich on January 16, 2001 at 3:27 p.m. in Book 135 at Page 106, in the Town of Coventry on February 27, 2001 at 2:34 p.m. in Book 948 at Page 162, and in the Town of East Greenwich on February 27, 2001 at 3:45 p.m. in Book 363 at Page 85.
60. Boulevard Access Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 11, LLC dated November 18, 2000 and recorded in the Town of West Greenwich on January 16, 2001 at 3:31 p.m. in Book 135 at Page 112, in the Town of Coventry on February 27, 2001 at 2:35 p.m. in Book 948 at Page 168, and in the Town of East Greenwich on February 27, 2001 at 3:48 p.m. in Book 363 at Page 91.
61. Sewer Lien Agreement by and between Commerce Park Realty, LLC and the Town of West Warwick dated March 9, 2001 and recorded in the Town of West Greenwich on March 15, 2001 at 1:12 p.m. in Book 139 at Page 47.
62. Planning Commission Decision Letter dated May 30, 2001 and recorded in the Town of Coventry in Book 987 at Page 135.
63. Utility Cross Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 5, LLC dated May 25, 2001 and recorded in the Town of West Greenwich on June 19, 2001 at 10:45 a.m. in Book 146 at Page 287 and in the Town of Coventry on June 18, 2001 at 3:50 p.m. in Book 991 at Page 121, as affected by Subordination of Security Instruments dated June 8, 2001 and recorded in Coventry June 9, 2001 at 9:45 a.m. in Book 992 at Page 38.
64. Access and Utility Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 7, LLC dated May 25, 2001 and recorded in the Town of West Greenwich on June 19, 2001 at 10:50 a.m. in Book 146 at Page 299, in the Town of Coventry on June 18, 2001 at 3:52 p.m. in Book 991 at Page 141, and in the Town of East Greenwich on June 19, 2001 at 12:05 p.m. in Book 386 at Page 9, as affected by Subordination of Security Instruments dated June 8, 2001 and recorded in Coventry June 9, 2001 at 9:45 a.m. in Book 992 at Page 38.
65. Boulevard Access Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 7, LLC dated May 25, 2001 and recorded in the Town of West Greenwich on June 19, 2001 at 10:55 a.m. in Book 146 at Page 310, in the Town of Coventry on June 18, 2001 at 3:53 p.m. in Book 991 at Page 152, and in the Town of East Greenwich on June 19, 2001 at 12:06 p.m. in Book 386 at Page 20, as affected by Subordination of Security Instruments dated June 8, 2001 and recorded in Coventry June 9, 2001 at 9:45 a.m. in Book 992 at Page 38.
66. Sign Access Easement Agreement by and between Commerce Park Associates 7, LLC and Commerce Park Realty, LLC dated May 25, 2001 and recorded in the Town of West Greenwich on June 19, 2001 at 11:00 a.m. in Book 146 at Page 319, in the Town of Coventry on June 18, 2001 at 3:55 p.m. in Book 991 at Page 161, and in the Town of East Greenwich on June 19, 2001 at 12:09 p.m. in Book 386 at Page 29.
67. Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 7, LLC dated May 25, 2001 and recorded in the Town of West Greenwich on June 19, 2001 at 11:11 a.m. in Book 146 at Page 336, in the Town of Coventry on June 18, 2001 at 3:56 p.m. in Book 991 at Page 178, and in the Town of East Greenwich on June 19, 2001 at 12:11 p.m. in Book 386 at Page 46, as affected by Subordination of Security Instruments dated June 8, 2001 and recorded in Coventry June 9, 2001 at 9:45 a.m. in Book 992 at Page 38.

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68. Grant of Easement by and between Commerce Park Realty, LLC and Commerce Park Associates 13, LLC dated July 19, 2001 and recorded in the Town of West Greenwich on July 20, 2001 at 12:01 p.m. in Book 149 at Page 180, in the Town of Coventry on July 20, 2001 at 10:39 a.m. in Book 1005 at Page 258, and in the Town of East Greenwich on July 19, 2001 at 2:39 p.m. in Book 394 at Page 20, as affected by Subordination of Security Instruments dated July 11, 2001 and recorded in Coventry November 8, 2001 at 12:05 p.m. in Book 1054 at Page 28.
69. Grant of Easement by and between Commerce Park Associates 13, LLC and Commerce Park Realty, LLC dated July 19, 2001 and recorded in the Town of West Greenwich on July 20, 2001 at 12:07 p.m. in Book 149 at Page 198, in the Town of Coventry on July 20, 2001 at 10:40 a.m. in Book 1005 at Page 276, and in the Town of East Greenwich on July 19, 2001 at 2:41 p.m. in Book 394 at Page 38.
70. Common Area Maintenance Agreement dated July 19, 2001 and recorded in the Town of Coventry on July 20, 2001 at 10:42 a.m. in Book 1005 at Page 295 and in the Town of East Greenwich on July 19, 2001 at 2:25 p.m. in Book 394 at Page 3.
71. Agreement for a Lien & Sewer Use Charges dated August 28, 2001 and recorded September 25, 2001 at 1:57 PM in West Greenwich Book 154 at page 320.
72. Boulevard Access Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 3, LLC dated November 29, 2001 and recorded in the Town of West Greenwich on November 30, 2001 at 12:13 p.m. in Book 160 at Page 147 and in the Town of Coventry on November 30, 2001 at 1:03 p.m. in Book 1065 at Page 312.
73. Landscaping and Utility Easement Agreement I by and between Commerce Park Associates 3, LLC and Commerce Park Realty, LLC dated November 29, 2001 and recorded in the Town of West Greenwich on November 30, 2001 at 12:17 p.m. in Book 160 at Page 155 and in the Town of Coventry on November 30, 2001 at 1:04 p.m. in Book 1065 at Page 320.
74. Landscaping and Utility Easement Agreement II by and between Commerce Park Associates 3, LLC and Commerce Park Realty, LLC dated November 29, 2001 and recorded in the Town of West Greenwich on November 30, 2001 at 12:20 p.m. in Book 160 at Page 163 and in the Town of Coventry on November 30, 2001 at 1:05 p.m. in Book 1065 at Page 328.
75. Property Maintenance Agreement by and between Champion Providence Enterprises, LLC and Commerce Park Management, LLC dated November, 2001 and recorded November 30, 2001 at 1:08 PM in Coventry Book 1066 at page 1 and November 30, 2001 at 12:26 PM in West Greenwich Book 160 at page 177.
76. Common Area Maintenance Agreement by and between Champion Providence Enterprises, LLC and Commerce Park Management, LLC dated November, 2001 and recorded November 30, 2001 at 1:09 PM in Coventry Book 1066 at page 8 and November 30, 2001 at 12:29 PM in West Greenwich Book 160 at page 184.
77. Property Maintenance Agreement by and between Champion Providence Enterprises, LLC and Commerce Park Management, LLC dated November, 2001 and recorded February 13, 2002 at 10:42 AM in Coventry Book 1107 at page 191 and February 12, 2002 at 2:58 PM in West Greenwich Book 167 at page 320.
78. Common Area Maintenance Agreement by and between Champion Providence Enterprises, LLC and Commerce Park Management, LLC dated November, 2001 and recorded February 13, 2002 at 10:44 AM in Coventry Book 1107 at page 200 and February 12, 2002 at 2:59 PM in West Greenwich Book 167 at page 329.
79. Boulevard Access Easement Agreement by and between Commerce Park Associates Realty, LLC and Commerce Park Associates 15, LLC dated December 11, 2001 and recorded in the Town of West Greenwich on December 12, 2001 at 2:44 p.m. in Book 162 at Page 57, in the Town of Coventry on December 11, 2001 at 1:44 p.m. in Book 1073 at Page 103, and in the Town of East Greenwich on December 12, 2001 at 1:09 p.m. in Book 428 at Page 325.
80. Ring Road Access Easement Agreement by and between Commerce Park Associates Realty, LLC and Commerce Park Associates 15, LLC dated December 11, 2001 and recorded in the Town of West Greenwich on December 12, 2001 at 2:46 p.m. in Book 162 at Page 65, in the Town of Coventry on December 11, 2001 at 1:45

This Commitment is invalid unless the Cover Page, Schedule A, Exhibit A and Schedules B – Sections 1 and 2 are attached.

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p.m. in Book 1073 at Page 111, and in the Town of East Greenwich on December 12, 2001 at 1:08 p.m. in Book 428 at Page 318.

81. Access Easement Agreement by and between Commerce Park Associates Realty, LLC and Commerce Park Associates 15, LLC dated December 11, 2001 and recorded in the Town of West Greenwich on December 12, 2001 at 2:47 p.m. in Book 162 at Page 72, in the Town of Coventry on December 11, 2001 at 1:46 p.m. in Book 1073 at Page 118, and in the Town of East Greenwich on December 12, 2001 at 1:07 p.m. in Book 428 at Page 312.
82. Utility Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 16, LLC dated December 19, 2001 and recorded in the Town of West Greenwich on December 20, 2001 at 2:18 p.m. in Book 163 at Page 215, in the Town of Coventry on December 20, 2001 at 3:49 p.m. in Book 1079 at Page 69, and in the Town of East Greenwich on December 20, 2001 at 1:37 p.m. in Book 431 at Page 121.
83. Boulevard Access Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 16, LLC dated December 19, 2001 and recorded in the Town of West Greenwich on December 20, 2001 at 2:19 p.m. in Book 163 at Page 220, in the Town of Coventry on December 20, 2001 at 2:19 p.m. in Book 1079 at Page 74, and in the Town of East Greenwich on December 20, 2001 at 1:38 p.m. in Book 431 at Page 126.
84. Town of West Greenwich Town Council Resolution regarding Town Line Relocation dated May 9, 2001 and recorded in the Town of West Greenwich on August 7, 2001 at 3:01 p.m. in Book 151 at Page 53.
85. Town of West Greenwich Town Council Resolution regarding Dedication of portion of Private Road known as Centre of New England Boulevard to Town of West Greenwich dated May 1, 2001 and recorded in the Town of West Greenwich on August 7, 2001 at 3:02 p.m. in Book 151 at Page 56.
86. Town of West Greenwich Planning Board Decision dated October 18, 2004 and recorded in the Town of West Greenwich on October 18, 2004 at 12:00 p.m. in Book 270 at Page 24. (Affects AP 1, AL 3-1, 4-1, 4-2, 4-3, 4-4, 4-5, 4-6)
87. West Greenwich Town Council Decision dated November 8, 2004 and recorded in the Town of West Greenwich on November 8, 2004 at 3:59 p.m. in Book 272 at Page 18. (Affects AP 1, AL 3-1, 4-1, 4-2, 4-3, 4-4, 4-5, 4-6)
88. Parking easement agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 5, LLC dated May 25, 2001 and recorded with the Land Evidence Records in the Town of West Greenwich on June 19, 2001 at 10:31 a.m. in Book 146 at Page 270, in the Town of Coventry on June 18, 2001 at 3:51 p.m. in Book 991 at Page 133, and in the Town of East Greenwich on June 19, 2001 at 12:03 p.m. in Book 386 at Page 1.
89. Boulevard Access Easement Agreement by and between Commerce Park Realty, LLC and Conroad Associates, LP dated November 19, 2002 and recorded in the Town of West Greenwich on November 22, 2002 at 10:25 a.m. in Book 193 at Page 257, in the Town of Coventry on November 21, 2002 at 3:58 p.m. in Book 1247 at Page 173, and in the Town of East Greenwich on November 22, 2002 at 9:13 a.m. in Book 517 at Page 133.
90. Utility Easement Agreement by and between Commerce Park Realty, LLC and Conroad Associates, LP dated November 19, 2002 and recorded in the Town of West Greenwich on November 22, 2002 at 10:26 a.m. in Book 193 at Page 265, in the Town of Coventry on November 21, 2002 at 3:58 p.m. in Book 1247 at Page 181, and in the Town of East Greenwich on November 22, 2002 at 9:14 a.m. in Book 517 at Page 141.
91. Easement Agreement by and between Conroad Associates, LP and Commerce Park Realty, LLC dated November 19, 2002 and recorded in the Town of West Greenwich on November 22, 2002 at 10:29 a.m. in Book 193 at Page 275, in the Town of Coventry on November 21, 2002 at 4:00 p.m. in Book 1247 at Page 191, and in the Town of East Greenwich on November 22, 2002 at 9:15 a.m. in Book 517 at Page 151.
92. Town of Coventry Planning Commission Decision dated December 16, 2002 and recorded in the Town of Coventry on December 17, 2002 at 2:20 p.m. in Book 1266 at Page 158.
93. Grant of Easement from Commerce Park Realty, LLC to The Narragansett Electric Company dated November 18, 2002 and recorded in the Town of West Greenwich on January 9, 2003 at 11:32 a.m. in Book 199 at Page 155.

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94. Exclusivity Agreement dated July 8, 2003 and recorded in the Town of West Greenwich on July 11, 2003 at 1:10 p.m. in Book 223 at Page 340, in the Town of Coventry on July 11, 2003 at 12:31 p.m. in Book 1423 at Page 219, and in the Town of East Greenwich on July 11, 2003 at 1:48 p.m. in Book 599 at Page 242; as amended by Amendment to Exclusivity Agreement dated May 20, 2004 and recorded in the Town of West Greenwich on May 25, 2004 at 12:36 p.m. in Book 255 at Page 188, in the Town of Coventry on May 25, 2004 at 10:12 a.m. in Book 1609 at Page 594, and in the Town of East Greenwich on May 25, 2004 at 2:27 p.m. in Book 691 at Page 25; as further amended by Second Amendment to Exclusivity Agreement dated June 8, 2004 and recorded in the Town of West Greenwich on June 9, 2004 at 9:19 a.m. in Book 257 at Page 1, in the Town of Coventry on June 9, 2004 at 8:40 a.m. in Book 1612 at Page 356, and in the Town of East Greenwich on June 9, 2004 at 10:08 a.m. in Book 694 at Page 100; as affected by Third Amendment to Exclusivity Agreement dated March 1, 2005 and recorded in the Town of West Greenwich on March 3, 2005 at 12:41 p.m. in Book 281 at Page 174, in the Town of Coventry on March 3, 2005 at 12:13 p.m. in Book 1655 at Page 522, and in the Town of East Greenwich on March 3, 2005 at 1:13 p.m. in Book 750 at Page 311
95. Boulevard Access Agreement by and between Commerce Park Realty, LLC and Maury L. Strauss and Sheila S. Strauss dated October 30, 2003 and recorded in the Town of West Greenwich on November 4, 2003 at 2:15 p.m. in Book 238 at Page 138, in the Town of Coventry on November 4, 2003 at 2:57 p.m. in Book 1514 at Page 58, and in the Town of East Greenwich on November 4, 2003 at 3:31 p.m. in Book 643 at Page 204.
96. Utility Easement Agreement by and between Commerce Park Realty, LLC and Maury L. Strauss and Sheila S. Strauss dated October 30, 2003 and recorded in the Town of West Greenwich on November 4, 2003 at 2:16 p.m. in Book 238 at Page 144, in the Town of Coventry on November 4, 2003 at 2:58 p.m. in Book 1514 at Page 64, and in the Town of East Greenwich on November 4, 2003 at 3:32 p.m. in Book 643 at Page 210.
97. Coventry Planning Commission Decision dated November 26, 2003 and recorded in the Town of Coventry on December 1, 2003 at 12:40 p.m. in Book 1525 at Page 248.
98. Decision of the Town of Coventry Zoning Board of Review dated January 26, 2004 and recorded in the Town of Coventry on January 26, 2004 at 2:45 p.m. in Book 1550 at Page 169.
99. Decision of the Town of Coventry Zoning Board of Review dated January 26, 2004 and recorded in the Town of Coventry on January 26, 2004 at 2:46 p.m. in Book 1550 at Page 171.
100. Boulevard Access Easement from Commerce Park Associates 10, LLC to Coventry I Realty Trust dated April 22, 2004 and recorded in the Town of West Greenwich on April 26, 2004 at 11:12 a.m. in Book 252 at Page 61, in the Town of Coventry on April 23, 2004 at 3:32 p.m. in Book 1595 at Page 216, and in the Town of East Greenwich on April 23, 2004 at 2:25 p.m. in Book 681 at Page 25 as corrected by Corrective Boulevard Access Easement Agreement dated April 6, 2005 and recorded April 18, 2005 at 2:16 PM in Coventry Book 1662 at page 575 and April 18, 2005 at 1:42 PM in West Greenwich Book 285 at page 69 and in East Greenwich Book 760 at page 79, as affected by Subordination of Security Instruments dated July 12, 2005 and recorded in Coventry July 14, 2005 at 3:05 p.m. in Book 1677 at Page 528 and in East Greenwich in Book 777 at Page 140.
101. Landscaping and Utility Easement Agreement by and between Coventry I Realty Trust and Commerce Park Realty, LLC dated April 22, 2004 and recorded in the Town of West Greenwich on April 26, 2004 at 11:14 a.m. in Book 252 at Page 87, in the Town of Coventry on April 23, 2004 at 3:34 p.m. in Book 1595 at Page 242, and in the Town of East Greenwich on April 23, 2004 at 2:28 p.m. in Book 681 at Page 51, as affected by Subordination of Security Instruments dated July 12, 2005 and recorded in Coventry July 14, 2005 at 3:05 p.m. in Book 1677 at Page 528 and in East Greenwich in Book 777 at Page 140.
102. Easement Agreement by and between Commerce Park Realty, LLC and Randolph Holdings RI, LLC dated July 23, 2004 and recorded in the Town of West Greenwich on July 28, 2004 at 2:30 p.m. in Book 262 at Page 123, in the Town of Coventry on July 28, 2004 at 1:54 p.m. in Book 1621 at Page 435, and in the Town of East Greenwich on July 28, 2004 at 3:09 p.m. in Book 706 at Page 149, as affected by Subordination of Security Instruments dated July 26, 2004 and recorded August 5, 2004 at 10:35 a.m. in Coventry in Book 1623 at Page 8.
103. Utility Easement Agreement by and between Commerce Park Realty, LLC and Randolph Holdings RI, LLC dated July 23, 2004 and recorded in the Town of West Greenwich on July 29, 2004 at 2:31 p.m. in Book 262 at Page 129, in the Town of Coventry on July 28, 2004 at 1:55 p.m. in Book 1621 at Page 441, and in the Town of East

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Greenwich on July 28, 2004 at 3:10 p.m. in Book 706 at Page 155, as affected by Subordination of Security Instruments dated July 26, 2004 and recorded August 5, 2004 at 10:35 a.m. in Coventry in Book 1623 at Page 8.

104. Boulevard Access Easement by and between Commerce Park Realty, LLC and Randolph Holdings RI, LLC dated July 23, 2004 and recorded in the Town of West Greenwich on July 28, 2004 at 2:32 p.m. in Book 262 at Page 137, in the Town of Coventry on July 28, 2004 at 1:56 p.m. in Book 1621 at Page 449, and in the Town of East Greenwich on July 28, 2004 at 3:13 p.m. in Book 706 at Page 163, as affected by Subordination of Security Instruments dated July 26, 2004 and recorded August 5, 2004 at 10:35 a.m. in Coventry in Book 1623 at Page 8.
105. Freshwater Wetlands decision by the Rhode Island Department of Environmental Management dated September 7, 2004 and recorded in the Town of West Greenwich on September 9, 2004 at 2:03 p.m. in Book 266 at Page 256 and in the Town of Coventry on September 9, 2004 at 2:24 p.m. in Book 1628 at Page 799.
106. Boulevard Access Agreement from Commerce Park Realty, LLC to Randolph Savings Bank dated September 8, 2004 and recorded in the Town of West Greenwich on September 10, 2004 at 2:56 p.m. in Book 266 at Page 301, in the Town of Coventry on September 10, 2004 at 3:48 p.m. in Book 1628 at Page 1014, and in the Town of East Greenwich on September 10, 2004 at 1:52 p.m. in Book 716 at Page 154.
107. Landscaping and Utility Easement Agreement by and between Commerce Park Realty, LLC and Randolph Savings Bank dated September 8, 2004 and recorded in the Town of West Greenwich on September 10, 2004 at 2:57 p.m. in Book 266 at Page 318, in the Town of Coventry on September 10, 2004 at 3:49 p.m. in Book 1629 at Page 1, and in the Town of East Greenwich on September 10, 2004 at 1:53 p.m. in Book 716 at Page 171.
108. Town of Coventry Planning Commission Decision dated November 30, 2004 and recorded in the Town of Coventry on December 1, 2004 at 12:22 p.m. in Book 1642 at Page 184.
109. Boulevard Access Easement Agreement by and between Commerce Park Realty, LLC and Home Depot U.S.A., Inc. dated September 22, 2004 and recorded in the Town of West Greenwich on December 1, 2004 at 3:11 p.m. in Book 274 at Page 41, in the Town of Coventry on December 1, 2004 at 2:11 p.m. in Book 1642 at Page 231, and in the Town of East Greenwich on December 1, 2004 at 12:24 p.m. in Book 734 at Page 191; as re-recorded in the Town of Coventry in Book 1670 at Page 875, in the Town of West Greenwich in Book 289 at Page 247 and in the Town of East Greenwich in Book 770 at Page 186; as amended by Amendment to Boulevard Access Agreement recorded in the Town of Coventry in Book 1684 at Page 13.
110. Common Area Maintenance Agreement by and between Home Depot U.S.A., Inc. and Commerce Park Management, LLC dated September 22, 2004 and recorded in the Town of West Greenwich on December 1, 2004 at 3:13 p.m. in Book 274 at Page 67, in the Town of Coventry on December 1, 2004 at 2:12 p.m. in Book 1642 at Page 257, and in the Town of East Greenwich on December 1, 2004 at 12:27 p.m. in Book 734 at Page 217.
111. Landscaping and Utility Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Associates 4, LLC (collectively as the Grantor) and Home Depot U.S.A., Inc. dated November 22, 2004 and recorded in the Town of West Greenwich on December 1, 2004 at 3:14 p.m. in Book 274 at Page 80, in the Town of Coventry on December 1, 2004 at 2:13 p.m. in Book 1642 at Page 270, and in the Town of East Greenwich on December 1, 2004 at 12:35 p.m. in Book 734 at page 230; as re-recorded in the Town of Coventry in Book 1670 at Page 901, in the Town of West Greenwich in Book 289 at Page 273 and in the Town of East Greenwich in Book 770 at Page 212, as amended by Amendment to Landscaping and Utility Easement Agreement recorded in the Town of Coventry in Book 1684 at Page 24.
112. Insignificant Alteration Permit dated November 30, 2004 and recorded in the Town of Coventry on December 8, 2004 at 10:13 a.m. in Book 1643 at Page 370.
113. Sign Access Easement Agreement by and between Commerce Park Realty, LLC and Home Depot U.S.A., Inc. dated December 13, 2004 and recorded in the Town of West Greenwich on December 28, 2004 at 2:51 p.m. in Book 276 at Page 205, in the Town of Coventry on December 28, 2004 at 1:46 p.m. in Book 1646 at Page 406, and in the Town of East Greenwich on December 29, 2004 at 1:56 p.m. in Book 740 at Page 256, as amended by Amendment to Sign Access Easement Agreement recorded in the Town of Coventry in Book 1684 at Page 33, as affected by Consent and Subordination of Lender dated November 18, 2004 and recorded in Coventry December 28, 2004 at 1:48 p.m. in Book 1646 at Page 420.

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114. Intentionally Deleted.
115. Agreement for a Lien Sewer User Town of West Warwick dated May 6, 2004 and recorded October 7, 2004 at 10:15 AM in Coventry Book 1633 at page 331.
116. Grant of Easement from Commerce Park Realty, LLC to Narragansett Electric Company dated November 3, 2004 and recorded December 2, 2004 at 3:44 PM in Coventry Book 1642 at page 588.
117. Permit of the Department of Environmental Management dated November 30, 2004 and recorded December 8, 2004 at 10:13 AM in Coventry Book 1643 at page 370.
118. Grant of Easement from Commerce Park Realty, LLC to Narragansett Electric Company dated December 10, 2004 and recorded January 14, 2005 at 1:20 PM in Book 1648 at page 882.
119. Terms and Conditions of Department of Planning & Development Approval (Phase 1) dated February 9, 2005 and recorded March 1, 2005 at 10:12 AM in Book 1654 at page 979.
120. Terms and Conditions of Department of Planning & Development Approval (Phase 6) dated February 9, 2005 and recorded March 1, 2005 at 10:13 AM in Book 1654 at page 983.
121. Planning Decision Record dated December 20, 2004 and recorded in Book 1657 at page 476.
122. Planning Decision Record dated December 20, 2004 and recorded in Book 1657 at page 481.
123. Landscaping and Utility Easement Agreement by and between Commerce Park Realty, LLC and The Patriot Group, LLC dated April 25, 2005 and recorded May 2, 2005 at 10:59 AM in Coventry Book 1664 at page 612 and May 2, 2005 at 9:49 AM in West Greenwich Book 286 at page 77 and May 2, 2005 at 11:32 AM in East Greenwich Book 762 at page 291.
124. Boulevard Access Easement Agreement by and between Commerce Park Realty, LLC and The Patriot Group, LLC dated April 25, 2005 and recorded May 2, 2005 at 11:00 AM in Coventry Book 1664 at page 627 and May 2, 2005 at 9:50 AM in West Greenwich Book 286 at page 92 and May 2, 2005 at 11:34 AM in East Greenwich Book 762 at page 306.
125. Abandonment of Centre of New England Boulevard as evidence by Certificate dated May 31, 2005 and recorded June 2, 2005 at 9:40 AM in Coventry Book 1669 at page 360 and May 31, 2005 at 2:07 PM in West Greenwich Book 288 at page 292 and June 2, 2005 at 10:44 AM in East Greenwich Book 768 at page 281.
126. Boundary Line Establishment as set forth in Public Laws Chapter 04-148 recorded June 2, 2005 at 9:44 AM in Coventry Book 1669 at page 371 and May 31, 2005 at 1:54 PM in West Greenwich Book 288 at page 289 and June 2, 2005 at 10:48 AM in East Greenwich Book 768 at page 292.
127. Access Easement Agreement by and between Commerce Park Realty, LLC and Shivai Nehal Realty, LLC dated June 2, 2005 and recorded June 6, 2005 at 12:09 PM in Book 1669 at page 973, as affected by Consent and Subordination of Lender dated June 1, 2005 and recorded July 8, 2005 at 1:20 p.m. in Book 1676 at Page 554.
128. Utility Easement Agreement by and between Commerce Park Realty, LLC and Shivai Nehal Realty, LLC dated May 2, 2005 and recorded June 6, 2005 at 12:10 PM in Book 1669 at page 982, as affected by Consent and Subordination of Lender dated June 1, 2005 and recorded July 8, 2005 at 1:20 p.m. in Book 1676 at Page 554.
129. Decision by the Zoning Board of the Town of East Greenwich recorded in the Town of East Greenwich in Book 290 at Page 280.
130. Assignment of Permits, Approvals, Licenses and Warranties by Commerce Park Realty, LLC to Shivai Nehal Realty, LLC dated May 24, 2005 and recorded June 6, 2005 in the Town of Coventry in Book 1669 at Page 971.
131. Rights of others in and to dirt drive shown on plan recorded in the Town of Coventry in Plan Book 14 at Page 15.



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132. Any claim or question arising from the fact that the portion of the insured premises presently designated as Lot 65 on Town of Coventry Assessor's Plat 14 does not front upon a public street. Access is not insured.
133. Rights of access and use restrictions contained in lease agreement between Commerce Park Associates 3, LLC and Home Depot USA, Inc. as evidenced by Memorandum of Lease dated July 23, 2004 and recorded in the Town of West Greenwich in Book 269 at Page 32, in the Town of Coventry in Book 1633 at Page 690 and in the Town of East Greenwich in Book 723 at Page 92; Memorandum of Lease recorded in the Town of East Greenwich in Book 723 at Page 109 and Memorandum of Lease recorded in the Town of West Greenwich in Book 270 at Page 163, in the Town of Coventry in Book 1635 at Page 859 and in the Town of East Greenwich in Book 726 at Page 3, as affected by Consent and Subordination of Lender dated June 1, 2005 and recorded July 8, 2005 at 1:20 p.m. in Book 1676 at Page 554.
134. Exclusivity Agreement by and among Commerce Park Realty, LLC, Commerce Park Properties, LLC, Commerce Park Commons, LLC, Commerce Park Associates 1, LLC, Commerce Park Associates 3, LLC, Commerce Park Associates 4, LLC, Commerce Park Associates 6, LLC, Commerce Park Associates 8, LLC, Commerce Park Associates 9, LLC, Commerce Park Associates 13, LLC, Commerce Park Associates 15, LLC, Commerce Park Associates 16, LLC, Home Depot U.S.A., Inc. and Roadepot, LLC dated June 2, 2005 and recorded in the Town of Coventry on June 10, 2005 in Book 1670 at Page 930, in the Town of East Greenwich on June 14, 2005 in Book 770 at Page 241 and in the Town of West Greenwich on June 13, 2005 in Book 289 at Page 302.
135. Terms and conditions of the Decision of the Planning Board for the Town of West Greenwich dated June 20, 2005 and recorded June 22, 2005 in the Town of West Greenwich in Book 290 at Page 287 (affects WG Plat 1, Lots 3-1, 4-3, 4-4, 4-5).
136. Second Amendment to an Approved Master Plan for Centre of New England recorded July 1, 2005 at 3:44 p.m. in the Town of Coventry in Plan Book 17 at Page 99.
137. Final Subdivision for Centre of New England recorded in the Town of Coventry on July 1, 2005 in Plan Book 17 at Page 106.
138. Landscape Easement Agreement between Commerce Park Realty, LLC and Shivai Nehal Realty, LLC dated July 1, 2005 and recorded in the Town of Coventry on July 8, 2005 in Book 1676 at Page 536, in the Town of East Greenwich on July 8, 2005 in Book 775 at Page 217 and in the Town of West Greenwich on July 8, 2005 in Book 292 at Page 148, as affected by Consent and Subordination of Lender dated June 1, 2005 and recorded July 8, 2005 at 1:20 p.m. in Book 1676 at Page 554.
139. Sign Access Easement Agreement between Commerce Park Realty, LLC and Shivai Nehal Realty, LLC dated July 1, 2005 and recorded in the Town of Coventry on July 8, 2005 in Book 1676 at Page 544, in the Town of East Greenwich on July 8, 2005 in Book 775 at Page 225 and in the Town of West Greenwich on July 8, 2005 in Book 292 at Page 156.
140. Terms and provisions of Decision of West Greenwich Planning Board dated July 11, 2005 and recorded July 12, 2005 in the Town of West Greenwich in Book 292 at Page 240 (affects WG Plat 1, Lot 3-1)
141. Declaration of Covenants and Restrictions recorded in the Town of Coventry in Book 1680 at Page 855, in the Town of East Greenwich in Book 781 at Page 80 and in the Town of West Greenwich in Book 294 at Page 187.
142. Corrective Boulevard Access Easement Agreement between Commerce Park Realty, LLC, Commerce Park Associates 4, LLC and Home Depot U.S.A., Inc. dated September 22, 2004 and recorded in the Town of Coventry on August 4, 2005 in Book 1681 at Page 508, in the Town of East Greenwich on June 14, 2005 in Book 770 at Page 186 and in the Town of West Greenwich on August 4, 2005 in Book 295 at Page 1 (NOTE: This instrument does not reference book and page if document being corrected).
143. Corrective Landscaping and Utility Easement Agreement among Commerce Park Realty, LLC, Commerce Park Associates 4, LLC and Home Depot U.S.A., Inc. dated November 22, 2005 and recorded in the Town of Coventry on August 4, 2005 in Book 1681 at Page 535, in the Town of East Greenwich in Book 770 at Page 212 and in the Town of West Greenwich on August 4, 2005 in Book 295 at Page 28.

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144. Exclusivity Agreement by and among Commerce Park Realty, LLC, Commerce Park Properties, LLC, Commerce Park Commons, LLC, Commerce Park Associates 1, LLC, Commerce Park Associates 3, LLC, Commerce Park Associates 4, LLC, Commerce Park Associates 6, LLC, Commerce Park Associates 8, LLC, Commerce Park Associates 9, LLC, Commerce Park Associates 13, LLC, Commerce Park Associates 15, LLC, Commerce Park Associates 16, LLC, Home Depot U.S.A., Inc. and Roadepot, LLC dated June 2, 2005 and recorded in the Town of Coventry on August 4, 2005 in Book 1681 at Page 564, in the Town of East Greenwich on June 14, 2005 in Book 770 at Page 241 and in the Town of West Greenwich on August 4, 2005 in Book 294 at Page 323, as affected by Consent and Subordination of Lender dated August 10, 2005 and recorded August 19, 2005 at 11:40 a.m. in Book 1684 at Page 41.
145. Terms of Decision of West Greenwich Planning Board dated August 22, 2005 and recorded August 22, 2005 in the Town of West Greenwich in Book 296 at Page 92.
146. Easement Agreement among Commerce Park Realty, LLC, Commerce Park Commons, LLC and Randolph Holdings RI II, LLC recorded in the Town of Coventry in Book 1688 at Page 836, in the Town of West Greenwich in Book 298 at Page 223 and in the Town of East Greenwich in Book 790 at Page 112, as affected by Subordination of Security Instruments dated September 10, 2005 and recorded in Coventry September 16, 2005 at 12:34 p.m. in Book 1688 at Page 867.
147. Landscaping and Utility Easement Agreement between Commerce Park Realty, LLC and Randolph Holdings RI II, LLC recorded in the Town of Coventry in Book 1688 at Page 842, in the Town of West Greenwich in Book 298 at Page 229 and in the Town of East Greenwich in Book 790 at Page 118, as affected by Subordination of Security Instruments dated September 10, 2005 and recorded in Coventry September 16, 2005 at 12:34 p.m. in Book 1688 at Page 867.
148. Boulevard Access Easement Agreement among Commerce Park Realty, LLC, Commerce Park Commons, LLC and Randolph Holdings RI II, LLC recorded in the Town of Coventry in Book 1688 at Page 849, in the Town of Coventry in Book 1688 at Page 849, in the Town of West Greenwich in Book 298 at Page 236 and in the Town of East Greenwich in Book 790 at Page 125, as affected by Subordination of Security Instruments dated September 10, 2005 and recorded in Coventry September 16, 2005 at 12:34 p.m. in Book 1688 at Page 867.
149. Agreement for a Lien for Sewer Use Charges by Commerce Park Realty, LLC in favor of the Town of West Warwick dated May 11, 1998 and recorded in the Town of Coventry on June 11, 1998 at 2:10 p.m. in Book 705 at Page 32.
150. Access Easement Agreement from Commerce Park Realty, LLC to Commerce Park Associates 13, LLC dated September 30, 2005 and recorded in the Town of Coventry in Book 1692 at Page 414, in the Town of West Greenwich in Book 300 at Page 107 and in the Town of East Greenwich in Book 794 at Page 124.
151. Boulevard Access Easement Agreement from Commerce Park Realty, LLC to Wal-Mart Real Estate Business Trust dated November 30, 2005 and recorded in the Town of Coventry in Book 1701 at Page 699, in the Town of West Greenwich in Book 305 at Page 87 and in the Town of East Greenwich in Book 805 at Page 128, as affected by Subordination of Security Interests dated November 17, 2005 and recorded in Coventry December 2, 2005 at 11:27 a.m. in Book 805 at Page 122.
152. Common Area Maintenance Agreement between Commerce Park Management, LLC and Wal-Mart Real Estate Business Trust dated October 19, 2005 and recorded in the Town of Coventry in Book 1701 at Page 724, in the Town of East Greenwich in Book 805 at Page 153 and in the Town of West Greenwich in Book 305 at Page 112, as affected by Subordination of Security Interests dated November 17, 2005 and recorded in Coventry December 2, 2005 at 11:27 a.m. in Book 805 at Page 122.
153. Landscaping, Utility & Access Easement Agreement dated among Commerce Park Realty, LLC, Commerce Park Properties, LLC, Commerce Park Management, LLC and Wal-Mart Real Estate Business Trust dated November 30, 2005 and recorded in the Town of Coventry in Book 1701 at Page 750, in the Town of West Greenwich in Book 305 at Page 138 and in the Town of East Greenwich in Book 805 at Page 179, as affected by Subordination of Security Interests dated November 17, 2005 and recorded in Coventry December 2, 2005 at 11:27 a.m. in Book 805 at Page 122.

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154. Easements with Covenants and Restrictions Affecting Land dated November 30, 2005 recorded in the Town of Coventry in Book 1701 at Page 783 and in the Town of East Greenwich in Book 805 at Page 212, as affected by Subordination of Security Interests dated November 17, 2005 and recorded in Coventry December 2, 2005 at 11:27 a.m. in Book 805 at Page 122.
155. Access Easement Agreement between Commerce Park Realty, LLC and Grandville at Greenwich Limited Partnership dated December 8, 2005 and recorded in the Town of Coventry in Book 1703 at Page 123, in the Town of West Greenwich in Book 306 at Page 207 and in the Town of East Greenwich in Book 807 at Page 151.
156. Landscape, Maintenance, Utility & Drainage Easement Agreement among Commerce Park Realty, LLC, Commerce Park Properties, LLC, Commerce Park Management, LLC and Grandville at Greenwich Limited Partnership dated December 9, 2005 and recorded in the Town of Coventry in Book 1703 at Page 136, in the Town of West Greenwich in Book 306 at Page 220 and in the Town of East Greenwich in Book 807 at Page 164.
157. Common Area Maintenance Agreement between Commerce Park Management, LLC and Grandville at Greenwich Limited Partnership dated December 8, 2005 and recorded in the Town of Coventry in Book 1703 at Page 158, in the Town of West Greenwich in Book 306 at Page 242 and in the Town of East Greenwich in Book 807 at Page 186.
158. Boulevard Access Easement Agreement between Commerce Park Realty, LLC and Potomac Realty Capital dated April 19, 2006 and recorded in the Town of Coventry in Book 1720 at Page 1001, in the Town of West Greenwich in Book 315 at Page 225 and in the Town of East Greenwich in Book 829 at Page 014.
159. Landscape and Utility Easement Agreement between Commerce Park Realty, LLC and Potomac Realty Capital recorded in the Town of Coventry in Book 1721 at Page 0001, in the Town of West Greenwich in Book 315 at Page 254 and in the Town of East Greenwich in Book 829 at Page 014.
160. Access Easement Agreement between Commerce Park Realty, LLC and Commerce Park Associates 13, LLC dated November 16, 2005 and recorded in the Town of Coventry in Book 1699 at Page 435 and in the Town of West Greenwich in Book 304 at Page 40.
161. Boulevard Access Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Properties, LLC and Commerce Park Associates 2, LLC dated January 15, 2007 and recorded January 16, 2007 in Coventry in Book 1755 at Page 472, as affected by Consent and Subordination dated January 23, 2007 and recorded February 5, 2007 at 1:03 p.m. in Book 1757 at Page 963.
162. Boulevard Access Easement Agreement by and between Commerce Park Realty, LLC and Commerce Park Properties, LLC and Commerce Park Associates 6, LLC dated January 15, 2007 and recorded January 16, 2007 in Coventry in Book 1755 at Page 483, as affected by Consent and Subordination dated January 23, 2012, and recorded February 5, 2007 at 1:00 p.m. in Book 1757 at Page 953.
163. Restrictive Covenant & Perpetual Maintenance Agreement re: Hydrant Restriction recorded in the Town of Coventry in Book 1775 at Page 831.
164. Decision – Amended Preliminary Plan recorded in the Town of Coventry in Book 1778 at Page 3.
165. Easement among Commerce Park Associates 15, LLC, Commerce Park Realty, LLC and SBA Towers, Inc. dated June 14, 2007 and recorded in the Town of Coventry in Book 1773 at Page 26.
166. Easement Agreement from Commerce Park Realty, LLC to Commerce Park Village Green, LLC dated November 21, 2007 and recorded November 27, 2007 at 11:48 a.m. in Book 1790 at Page 334.
167. Boulevard Access Easement Agreement from Commerce Park Realty, LLC to Berkshire Bank dated November 21, 2007 and recorded November 27, 2007 in the Town of Coventry at 11:47 a.m. in Book 1790 at Page 323, in the Town of East Greenwich at 12:42 p.m. in Book 924 at Page 82, and in the Town of West Greenwich at 1:44 p.m. in Book 350 at Page 33.
168. Landscape, Maintenance and Utility Easement Agreement by and between Commerce Park Realty, LLC and Berkshire Bank dated November 21, 2007 and recorded on November 27, 2007 in the Town of Coventry at 11:46

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a.m. in Book 1790 at Page 312, in the Town of East Greenwich at 12:41 p.m. in Book 924 at Page 71, and in the Town of West Greenwich at 1:38 p.m. in Book 350 at Page 22.

169. Restrictive Covenant and Perpetual Maintenance Agreement recorded November 28, 2007 at 3:52 p.m. in Book 1790 at Page 590.
170. Easement to The Narragansett Electric Company recorded April 15, 2008 at 2:52 p.m. in Book 1802 at Page 904.
171. Real Estate Easement Agreement dated September 18, 2008, by and among Commerce Park Village Green, LLC, Commerce Park Properties, LLC, Commerce Park Realty, LLC, Commerce Park Realty 2, LLC, Commerce Park Realty 3, LLC, Commerce Park Realty 4, LLC, Commerce Park Associates 1, LLC, Commerce Park Associates 2, LLC, Commerce Park Associates 3, LLC, Commerce Park Associates 4, LLC, Commerce Park Associates 6, LLC, Commerce Park Associates 7, LLC, Commerce Park Associates 8, LLC, Commerce Park Associates 9, LLC, Commerce Park Associates 10, LLC, Commerce Park Associates 11, LLC, Commerce Park Associates 12, LLC, Commerce Park Associates 13, LLC, Commerce Park Associates 14, LLC, Commerce Park Associates 15, LLC, Commerce Park Associates, 16, LLC, Commerce Park Commons, LLC and Catapult Realty, LLC recorded in Coventry in Book 1815 at Page 357, as affected by Consent and Subordination dated September 22, 2008 and recorded in Coventry September 25, 2008 at 9:17 a.m. in Book 1816 at Page 42.
172. Abutting CNE Real Estate Easement Agreement dated September 18, 2008, by and between Commerce Park Realty, LLC, Commerce Park Properties, LLC and Commerce Park Village Green, LLC recorded in Coventry on September 18, 2008 in Book 1815 at Page 375, as affected by Consent and Subordination dated September 22, 2008 and recorded in Coventry September 25, 2008 at 9:17 a.m. in Book 1816 at Page 42.
173. Centre of New England Boulevard Easement Agreement dated September 18, 2008, by and between Commerce Park Realty, LLC and Commerce Park Village Green, LLC recorded in Coventry in Book 1815 at Page 389, in East Greenwich in Book 966 at Page 135, as affected by Consent and Subordination of Lender dated December 3, 2008 and recorded December 11, 2008 at 11:49 a.m. in Book 1821 at Page 440.
174. Boulevard Access Easement Agreement dated June 14, 2007 by and among Commerce Park Realty, LLC, Commerce Park Associates 15, LLC and SBA Towers, Inc., as affected by Non-Disturbance and Attornment Agreement dated June 14, 2007 and recorded in Coventry March 3, 2009 at 9:01 a.m. in Book 1827 at Page 576.
175. Terms and provisions of Amended and Restated Multiparty Agreement dated August 23, 2006, as amended by First Amendment to Amended and Restated Multiparty Agreement dated October 27, 2006, as referenced in Notice of Agreement recorded in Coventry in Book 1747 at Page 20.
176. Boulevard Easement Agreement dated May 14, 2008 among Commerce Park Commons, LLC, Commerce Park Realty, LLC and Commerce Park Associates 3, LLC and recorded in Coventry in Book 1805 at Page 576, as amended in Book 1806 at Page 161 and in Book 1809 at Page 552.
177. Boulevard Easement Agreement among Commerce Park Commons, LLC, Commerce Park Realty, LLC and Commerce Park Associates 4, LLC and recorded in Coventry in Book 1805 at Page 523, as amended in Book 1806 at Page 164 and in Book 1809 at Page 557.
178. Boulevard Access Easement Agreement dated December 6, 2010 to J. Arthur Trudeau Memorial Center recorded in Coventry in Book 1881 at Page 182.
179. Landscaping and Utility Easement Agreement dated December 6, 2010 and recorded in Coventry in Book 1881 at Page 201.
180. Centre of New England Boulevard Easement Agreement dated September 18, 2008 and recorded in Book 1815 at Page 389.
181. Decision of Zoning Board of Appeals recorded in Coventry January 14, 2009 at 3:38 p.m. in Book 1823 at Page 576.
182. Decision of Planning Commission Denial dated September 29, 2008 and recorded in October 17, 2008 at 9:56 a.m. in Book 1818 at Page 40.

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183. Notice of Violation – Coventry Department of Planning and Development dated March 1, 2011 and recorded in Coventry March 1, 2011 at 3:57 p.m. in Book 1887 at Page 307.
184. Access Easement Agreement from Commerce Park Realty, LLC to Commerce Park Associates 13, LLC dated September 30, 2005 and recorded in Coventry October 3, 2005 in Book 1692 at Page 414, as affected by Subordination of Security Instruments dated September 29, 2005 and recorded October 3, 2005 in Book 1692 at Page 433.
185. Boulevard Access Easement Agreement between Commerce Park Realty, LLC and Commerce Park Associates I, LLC dated September 9, 2005 and recorded September 9, 2005 in Coventry in Book 1687 at Page 553, as affected by Consent and Subordination dated September 9, 2005 and recorded October 5, 2005 at 11:14 a.m. in Book 1692 at Page 765.
186. Notice of Violation dated March 13, 2012 and recorded March 13, 2012 at 11:50 a.m. in Book 1914 at Page 951.

NOTE: All of the foregoing exceptions to title include any and all amendments and/or modifications of same regardless of whether such instrument is specifically referenced herein.

NOTE: Any provision in any recorded covenants, conditions and restrictions which indicate any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin are hereby deleted.