

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional] Carie Becker 216-813-3983	
B. SEND ACKNOWLEDGMENT TO: (Name and Address) KeyBank NA 4910 Tiedeman Rd MC OH-01-51-LFIQ Brooklyn, OH 44144	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME 73 High Street, LLC				
OR				
1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 640 Ellicott Street		CITY Buffalo	STATE NY	POSTAL CODE 14203
1d. <u>SEE INSTRUCTIONS</u> Not Applicable		ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION New York
				1g. ORGANIZATIONAL ID #, if any ☐ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
2d. <u>SEE INSTRUCTIONS</u> Not Applicable		ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION
				2g. ORGANIZATIONAL ID #, if any ☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME KeyBank NA				
OR				
3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 4910 Tiedeman Rd		CITY Brooklyn	STATE OH	POSTAL CODE 44144

4. This FINANCING STATEMENT covers the following collateral:**"Collateral" shall consist of:**

- (a) All Debtor's Equipment, Inventory and other personal property now or hereafter located at or used in connection with the premises more particularly described on the attached Schedule A (the "Premises")
- (b) All Accounts, General Intangibles, Chattel Paper, Documents, Instruments, rents, issues, income and profits arising from or now due or to become due and derived from or in connection with the Premises
- (c) All warranty claims, construction, marketing, management, engineering, architectural, service, maintenance and other contract relating to the premises;
- (d) All cash and non cash proceeds of any of the foregoing, including insurance proceeds; and
- (e) All software, books and records related to the foregoing.

5. ALTERNATIVE DESIGNATION (if applicable):	☐ LESSEE/LESSOR	☐ CONSIGNEE/CONSIGNOR	☐ BAILEE/BAILOB	☐ SELLER/BUYER	☐ AG. LIEN	☐ NON-UCC FILING
6. ☐ This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable)	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (ADDITIONAL FEE) (optional)		☐ All Debtors ☐ Debtor 1 ☐ Debtor 2			

8. OPTIONAL FILER REFERENCE DATA**73 High Street 332950**

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UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

73 High Street, LLCOR
9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR
10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR
11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ covers timber to be cut☐ covers as-extracted collateral☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

see attached Schedule A

Lot No 28 Township 11 Range 8, City of Buffalo, County of Erie,
State of New York

17. MISCELLANEOUS:

SCHEDULE A

PARCEL A

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ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 28, Township 11, Range 8 of the Holland Land Company's Survey, bounded and described as follows:

COMMENCING at a point of intersection of the westerly line of North Oak Street (as a street 66 feet wide) with the southeasterly line of High Street (as a street 66 feet wide);

Thence southerly and along the westerly line of North Oak Street, a distance of 164.27 feet to the southeasterly corner of land deeded to Buffalo Medical Group Building, Inc. by deed recorded in the Erie County Clerk's Office in Liber 8731 of Deeds at page 349;

Thence westerly at right angles to the westerly line of North Oak Street and along the southerly line of lands so deeded in Liber 8731 of Deeds at page 349, a distance of 47.50 feet to the PRINCIPAL POINT OR PLACE OF BEGINNING;

Thence continuing westerly along said line at right angles to North Oak Street, a distance of 101.91 feet to a point, being in the centerline of the block between the westerly line of North Oak Street and the easterly line of Ellicott Street (as a street 66 feet wide);

Thence southerly and along the aforesaid centerline of the block, a distance of 3.15 feet to the intersection of same with a line drawn westerly at right angles to the easterly line of Ellicott Street, from a point therein 100.00 feet southerly from the intersection of said easterly line of Ellicott Street with the southeasterly line of High Street;

Thence westerly and along the aforesaid line at right angles to Ellicott Street, a distance of 62.79 feet to the intersection of same with a line drawn parallel with the easterly line of Ellicott Street and a distance of 86.62 feet easterly therefrom as measured at right angles thereto;

Thence southerly at right angles to the last described line, parallel with the easterly line of Ellicott Street, a distance of 56.0 feet;

Thence easterly at right angles to the last described line a distance of 23.38 feet to a point in a line drawn parallel with the easterly line of Ellicott Street and 110.00 feet easterly therefrom as measured at right angles thereto;

Thence southerly at right angles to the last described line and parallel with Ellicott Street, a distance of 33.00 feet;

Thence easterly at right angles to the last described line a distance of 141.32 feet to a point in a line drawn parallel with the westerly line of North Oak Street and a distance of 47.50 feet westerly therefrom as measured at right angles thereto;

Thence northerly at right angles to the last described line and parallel with the westerly line of North Oak

The land referred to in this Commitment is described as follows:

Street, a distance of 92.15 feet to the principal point or place of beginning.

PARCEL B

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 28, Township 11, Range 8 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the point of intersection of the southeasterly line of High Street (as a street 66 feet wide) with the easterly line of Ellicott Street (as a street 66 feet wide), being the northwesterly corner of land deeded to Buffalo Medical Group Building, Inc. by deed recorded in the Erie County Clerk's Office in Liber 8086 of Deeds at page 121;

Thence southerly and along the said easterly line of Ellicott Street a distance of 350.29 feet to the southwesterly corner of land deeded to Kevin Walk Corporation by deeds recorded in the Erie County Clerk's Office in Liber 9754 of Deeds at page 635 and Liber 9783 of Deeds at page 149;

Thence easterly on a line at right angles to the easterly line of Ellicott Street and along the southerly line of the aforesaid lands so deeded to Kevin Walk Corporation, a distance of 23.38 feet;

Thence northerly on a line parallel with the easterly line of Ellicott Street a distance of 12.00 feet to a point in the southerly line of lands deeded to Buffalo Medical Group Building, Inc. by deed recorded in the Erie County Clerk's Office in Liber 10136 of Deeds at page 388;

Thence easterly on a line at right angles to the easterly line of Ellicott Street and along the southerly line of lands so deeded to Buffalo Medical Group Building, Inc. by deed recorded in the Erie County Clerk's Office in Liber 10136 of Deeds at page 388, a distance of 275.44 feet to a point in the westerly line of North Oak Street (as a street 66 feet wide);

Thence northerly at right angles to the last described line and along the westerly line of North Oak Street, a distance of 33.56 feet;

Thence westerly on a line at right angles to the westerly line of North Oak Street, a distance of 245.82 feet to the intersection of same with a line drawn parallel with the easterly line of Ellicott Street and a distance of 53.00 feet easterly therefrom as measured at right angles thereto;

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Thence northerly on a line parallel with the easterly line of Ellicott Street and 53.00 feet easterly therefrom, a distance of 213.74 feet;

Thence westerly on a line at right angles to the last described course, a distance of 33.00 feet to the intersection of same with a line drawn parallel with the easterly line of Ellicott Street and 20.0 feet easterly therefrom as measured at right angles thereto;

Thence northerly on a line at right angles to the last described course, parallel with the easterly line of Ellicott Street and 20.0 feet easterly therefrom, a distance of 95.50 feet to a point in the southeasterly line of High Street;

The land referred to in this Commitment is described as follows:

Thence southwesterly and along the southeasterly line of High Street, a distance of 20.50 feet to the point or place of beginning.

TOGETHER with the benefits, and subject to the burdens, of a Parking Access Agreement between 73 High Street, LLC and Buffalo Medical Group Building, Inc. recorded April 8, 2011 in Liber 11201 of Deeds at page 5806.

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