

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

| | |
|---|--|
| A NAME & PHONE OF CONTACT AT FILER [optional] | |
| B SEND ACKNOWLEDGMENT TO: (Name and Address) | |
| UMB Bank, N.A., as Trustee 2 South Broadway, Suite 600 St. Louis, MO 63102 Attention: Laura Roberson, Vice President | |
| File with NYS | |

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

| | | | | | | |
|---|-----------------------------------|-------------------------|-----------------------------------|--|---------------------------------|--------------------------------|
| 1 DEBTOR'S EXACT FULL LEGAL NAME - insert only <u>one</u> debtor name (1a or 1b) - do not abbreviate or combine names | | | | | | |
| 1a ORGANIZATION'S NAME | | | | | | |
| Town of Hempstead Local Development Corporation | | | | | | |
| OR | 1b INDIVIDUAL'S LAST NAME | | FIRST NAME | MIDDLE NAME | SUFFIX | |
| 1c MAILING ADDRESS | | | CITY | STATE | POSTAL CODE | COUNTRY |
| 350 Front Street, 2nd Floor | | | Hempstead | NY | 11550 | USA |
| 1d SEE INSTRUCTIONS | ADD'L INFO RE ORGANIZATION DEBTOR | 1e TYPE OF ORGANIZATION | 1f JURISDICTION OF ORGANIZATION | 1g ORGANIZATIONAL ID #, if any | | |
| Not Applicable | | public benefit corp | New York | <input checked="" type="checkbox"/> NONE | | |
| 2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only <u>one</u> 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 | COUNTRY |
| 2d SEE INSTRUCTIONS | | | ADD'L INFO RE ORGANIZATION DEBTOR | 2e TYPE OF ORGANIZATION | 2f JURISDICTION OF ORGANIZATION | 2g ORGANIZATIONAL ID #, if any |
| Not Applicable | | | | | | <input type="checkbox"/> NONE |
| 3 SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only <u>one</u> secured party name (3a or 3b) | | | | | | |
| 3a ORGANIZATION'S NAME | | | | | | |
| UMB Bank, N.A., as Trustee | | | | | | |
| OR | 3b INDIVIDUAL'S LAST NAME | | FIRST NAME | MIDDLE NAME | SUFFIX | |
| 3c MAILING ADDRESS | | | CITY | STATE | POSTAL CODE | COUNTRY |
| 2 South Broadway, Suite 600 | | | St. Louis | MO | 63102 | USA |

4. This FINANCING STATEMENT covers the following collateral:

See attached Schedule A

| | | | | | | |
|---|--|---------------------|-------------------------------|--------------|---------|----------------|
| 5. ALTERNATIVE DESIGNATION [if applicable] | LESSEE/LESSOR | CONSIGNEE/CONSIGNOR | BAILEE/BAILOR | 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 | 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [if applicable] [ADDITIONAL FEE] | | All Debtors Debtor 1 Debtor 2 | | | |
| 8. OPTIONAL FILER REFERENCE DATA | | | | | | |
| 053867/22 - Circulo (Indenture) | | | | | | |

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

| | | | |
|---------------------------|--|---------------------|--|
| 9a ORGANIZATION'S NAME | | | |
| OR | Town of Hempstead Local Development Corporation | | |
| 9b INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME, SUFFIX | |
| | | | |

10 MISCELLANEOUS.

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11 ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

| | | | | |
|---|---|--------------------------|----------------------------------|--|
| 11a ORGANIZATION'S NAME | | | | |
| OR | | | | |
| 11b INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX | |
| | | | | |
| 11c MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
| | | | | |
| 11d SEE INSTRUCTIONS Not Applicable | ADD'L INFO RE ORGANIZATION DEBTOR | 11e TYPE OF ORGANIZATION | 11f JURISDICTION OF ORGANIZATION | 11g ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE |

12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

| | | | | |
|----------------------------|------------|-------------|-------------|---------|
| 12a ORGANIZATION'S NAME | | | | |
| OR | | | | |
| 12b INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX | |
| | | | | |
| 12c MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
| | | | | |

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☐ fixture filing

14 Description of real estate

16 Additional collateral description

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest)

17. Check only if applicable and check only one box

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction — effective 30 years

☒ Filed in connection with a Public-Finance Transaction — effective 30 years

SCHEDULE A TO UCC-1 FINANCING STATEMENT OF

ASSIGNOR: Town of Hempstead Local Development Corporation (“Issuer”)

ASSIGNEE: UMB Bank, N.A. (“Trustee”)

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds, Series 2019A-1 (Circulo Real Property Holding Corporation/Evergreen Charter School Project), and

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds, Series 2019A-2 (Circulo Real Property Holding Corporation/Evergreen Charter School Project), and,

Town of Hempstead Local Development Corporation Revenue Refunding Bonds, Series 2019B (Circulo Real Property Holding Corporation/Evergreen Charter School Project) (collectively, the “Series 2019 Bonds”)

That the Issuer, in consideration of the mutual covenants contained in the Indenture, and as security for the Series 2019 Bonds and for the payment of all other sums required to be paid pursuant to the Indenture, does hereby grant a security interest in, release, assign, transfer and pledge unto the Trustee, and its successors and assigns forever, for the benefit of the Owners and future Owners of the Series 2019 Bonds, the following described property:

a. (i) All moneys and obligations which are deposited or required to be deposited in the Bond Fund, the Project Fund, the Debt Service Reserve Fund, the Repair and Replacement Fund, the Renewal Fund or any other fund established under the Indenture (except the Rebate Fund), (ii) all other moneys or obligations which at such time are deposited or are required to be deposited with, or are held or required to be held by or on behalf of, the Trustee in trust under any of the provisions of the Indenture and any other right, title or interest which at such time is subject to the Lien of the Indenture, except for moneys or obligations deposited with or paid to the Trustee for the redemption or payment of Series 2019 Bonds which are deemed to have been paid in accordance with Article VII of the Indenture, and (iii) all rights and interests of Issuer in and to the Loan Agreement (except Unassigned Rights) and the Promissory Notes;

b. Any and all other Property of every name and nature from time to time hereafter by delivery or by writing of any kind conveyed, mortgaged, pledged, assigned or transferred, as and for additional security under the Indenture (except moneys and securities in the Rebate Fund), by the Issuer or by anyone in its behalf or with its written consent or by the Institution in favor of the Trustee, which is authorized pursuant to the Indenture to receive any and all such Property at any and all times and to hold and apply the same subject to the terms of the Indenture.

Capitalized terms used but not defined herein shall have the meanings assigned such terms by the Indenture of Trust, dated as of August 1, 2019 (the “Indenture”), by and between the Issuer and the Trustee.

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

| |
|--|
| A. NAME & PHONE OF CONTACT AT FILER [optional] |
| B. SEND ACKNOWLEDGMENT TO (Name and Address) |
| <div>UMB Bank, N.A., as Trustee 2 South Broadway, Suite 600 St. Louis, MO 63102 Attention: Laura Roberson, Vice President</div> <div>File with NYS</div> |

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

| | | | | |
|---|-----------------------------------|-------------------------|---------------------------------|--|
| 1 DEBTOR'S EXACT FULL LEGAL NAME - insert only <u>one</u> debtor name (1a or 1b) - do not abbreviate or combine names | | | | |
| 1a ORGANIZATION'S NAME | | | | |
| OR Circulo Real Property Holding Corporation | | | | |
| 1b INDIVIDUAL'S LAST NAME | | FIRST NAME | MIDDLE NAME | SUFFIX |
| 1c MAILING ADDRESS | | CITY | STATE | POSTAL CODE COUNTRY |
| 20 West Park Avenue | | Long Beach | NY | 11561 USA |
| 1d SEE INSTRUCTIONS | ADD'L INFO RE ORGANIZATION DEBTOR | 1e TYPE OF ORGANIZATION | 1f JURISDICTION OF ORGANIZATION | 1g ORGANIZATIONAL ID #, if any |
| Not Applicable | | not-for-profit | New York | <input checked="" type="checkbox"/> NONE |
| 2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only <u>one</u> 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 COUNTRY |
| | | | | |
| 2d SEE INSTRUCTIONS | ADD'L INFO RE ORGANIZATION DEBTOR | 2e TYPE OF ORGANIZATION | 2f JURISDICTION OF ORGANIZATION | 2g ORGANIZATIONAL ID #, if any |
| Not Applicable | | | | <input type="checkbox"/> NONE |
| 3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only <u>one</u> secured party name (3a or 3b) | | | | |
| 3a ORGANIZATION'S NAME | | | | |
| OR UMB Bank, N.A., as Trustee | | | | |
| 3b INDIVIDUAL'S LAST NAME | | FIRST NAME | MIDDLE NAME | SUFFIX |
| 3c MAILING ADDRESS | | CITY | STATE | POSTAL CODE COUNTRY |
| 2-South Broadway, Suite 600 | | St. Louis | MO | 63102 USA |
| 4. This FINANCING STATEMENT covers the following collateral | | | | |

See attached Schedule A

| | | | | | | |
|---|--|---------------------|-------------------------------|--------------|---------|----------------|
| 5. ALTERNATIVE DESIGNATION [if applicable] | LESSEE/LESSOR | CONSIGNEE/CONSIGNOR | BAILEE/BAILOR | 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) [optional] | | All Debtors Debtor 1 Debtor 2 | | | |

8. OPTIONAL FILER REFERENCE DATA

053867/22 - Circulo (Loan Agreement)

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9 NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

| | | | |
|---------------------------|--|---------------------|--|
| 9a ORGANIZATION'S NAME | | | |
| OR | Circulo Real Property Holding Corporation | | |
| 9b INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME, SUFFIX | |

| |
|--------------------|
| 10. MISCELLANEOUS. |
|--------------------|

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|---|-----------------------------------|--------------------------|----------------------------------|--|
| 11a ORGANIZATION'S NAME | | | | |
| OR | 11b INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX |
| 11c MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
| 11d SEE INSTRUCTIONS Not Applicable | ADD'L INFO RE ORGANIZATION DEBTOR | 11e TYPE OF ORGANIZATION | 11f JURISDICTION OF ORGANIZATION | 11g ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE |

12. ☐ ADDITIONAL SECURED PARTY'S or ☒ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

| | | | | |
|------------------------------------|--|-------------|-------------------|------------|
| 12a ORGANIZATION'S NAME | | | | |
| OR | Town of Hempstead Local Development Corporation | | | |
| 12b INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX | |
| 12c MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
| 350 Front Street, 2nd Floor | Hempstead | NY | 11550-4037 | USA |

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☐ fixture filing

14. Description of real estate

16 Additional collateral description

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest)

17. Check only if applicable and check only one box

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box

- ☐ Debtor is a TRANSMITTING UTILITY
- ☐ Filed in connection with a Manufactured-Home Transaction — effective 30 years
- ☒ Filed in connection with a Public-Finance Transaction — effective 30 years

SCHEDULE A TO UCC-1 FINANCING STATEMENT OF

DEBTOR: Circulo Real Property Holding Corporation (“Institution”)

ASSIGNOR: Town of Hempstead Local Development Corporation (“Issuer”)

ASSIGNEE: UMB Bank, N.A. (“Trustee”)

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds, Series 2019A-1 (Circulo Real Property Holding Corporation/Evergreen Charter School Project), and

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds, Series 2019A-2 (Circulo Real Property Holding Corporation/Evergreen Charter School Project), and,

Town of Hempstead Local Development Corporation Revenue Refunding Bonds, Series 2019B (Circulo Real Property Holding Corporation/Evergreen Charter School Project) (collectively, the “Series 2019 Bonds”)

- (i) all insurance, now owned or hereafter acquired, insuring any of the Equipment or the Facility against any loss or damage whatsoever, and all proceeds thereof,
- (ii) all awards heretofore and hereafter paid or payable to the Institution by reason of a taking or condemnation of any part of the Facility (including any Equipment) or any right of the Institution appurtenant thereto by competent authority as a result of the exercise of the power of eminent domain, including but not limited to any awards or payments for use and occupation or for change of grade of streets, together with any and all claims of the Issuer with respect thereto, and the proceeds thereof,
- (iii) all moneys and securities from time to time held by the Trustee pursuant to and under any of the Bond Documents, except moneys and securities held in the Rebate Fund (to the extent necessary to insure proper transfer to the Rebate Fund), and all investments and re-investments of any such moneys and securities, and the proceeds thereof, and
- (iv) all files or other documentation of the Institution dealing with the receipt or payment of any of the foregoing (collectively, the “**Collateral**”)

Capitalized terms used but not defined herein shall have the meanings assigned such terms by the Loan Agreement, dated as of August 1, 2019 (the “Loan Agreement”), by and between the Institution and the Issuer.

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B SEND ACKNOWLEDGMENT TO: (Name and Address)

UMB Bank, N.A.
2 South Broadway, Suite 600
St. Louis, MO 63102
Attention: Laura Roberson, Vice President

File with NYS

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

OR Circulo Real Property Holding Corporation

1b INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

1c MAILING ADDRESS

20 West Park Avenue

CITY

Long Beach

STATE

NY

POSTAL CODE

11561

COUNTRY

USA

1d SEE INSTRUCTIONS

ADD'L INFO RE
ORGANIZATION
DEBTOR

Not Applicable

1e TYPE OF ORGANIZATION

not-for-profit

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

COUNTRY

2d SEE INSTRUCTIONS

ADD'L INFO RE
ORGANIZATION
DEBTOR

Not Applicable

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

OR UMB Bank, N.A., Trustee

3b INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

3c MAILING ADDRESS

CITY

St. Louis

STATE

MO

POSTAL CODE

63102

COUNTRY

USA

4. This FINANCING STATEMENT covers the following collateral.

See attached Schedule A

5. ALTERNATIVE DESIGNATION [if applicable] ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ 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 ☐ 7 Check to REQUEST SEARCH REPORT(S) on Debtor(s) [if applicable] [ADDITIONAL FEE] ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2 [optional]

8. OPTIONAL FILER REFERENCE DATA

053867/22 - Circulo - Mortgage

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9 NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a ORGANIZATION'S NAME

OR **Circulo Real Property Holding Corporation**

9b INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

10. MISCELLANEOUS.

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11 ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a ORGANIZATION'S NAME

OR 11b INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

11c MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11d **SEE INSTRUCTIONS**

ADD'L INFO RE
ORGANIZATION
DEBTOR

11e TYPE OF ORGANIZATION

11f JURISDICTION OF ORGANIZATION

11g ORGANIZATIONAL ID #, if any

☐ NONE

12 ☐ ADDITIONAL SECURED PARTY'S or ☒ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a ORGANIZATION'S NAME

OR **Town of Hempstead Local Development Corporation**

12b INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

12c MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

350 Front Street, 2nd Floor

Hempstead

NY

11550-4037

USA

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☐ fixture filing

14 Description of real estate

134 Linden Avenue, Hempstead, NY 11550

Section: 34 Block: 380 Lots: 328 and 329

and

605 Peninsula Boulevard, Hempstead, NY 11550

Section: 34 Block: 380 Lots: 256, 454-455, 464,

467 and 470

See Schedule B attached hereto for Legal Description

15. Name and address of a RECORD OWNER of above-described real estate
(if Debtor does not have a record interest)

16. Additional collateral description

17. Check only if applicable and check only one box

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction — effective 30 years

☒ Filed in connection with a Public-Finance Transaction — effective 30 years

SCHEDULE A to UCC-1 Financing Statement of

DEBTOR: Circulo Real Property Holding Corporation, as (“Mortgagor”)

SECURED PARTY: Town of Hempstead Local Development Corporation, as (“Issuer”)
and (“Assignor”)

ASSIGNEE: UMB Bank, N.A. (“Trustee”)

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds,
Series 2019A-1 (Circulo Real Property Holding Corporation/Evergreen Charter School Project),
and

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds,
Series 2019A-2 (Circulo Real Property Holding Corporation/Evergreen Charter School Project),
and,

Town of Hempstead Local Development Corporation Revenue Refunding Bonds, Series 2019B
(Circulo Real Property Holding Corporation/Evergreen Charter School Project) (collectively, the
“Series 2019 Bonds”)

Pursuant to the Mortgage, Mortgagor does hereby mortgage, grant, bargain, sell, assign,
transfer, pledge, warrant and grant a security interest unto the Issuer, its successors and assigns,
the following described property, property rights and proceeds thereof (collectively, the
“**Mortgaged Property**”) whether now owned or held or hereafter acquired:

A. The Land, as more particularly described in Schedule B attached hereto
(the “**Land**”);

B. All buildings, structures and other improvements, now or hereafter erected
on the Land (collectively, the “**Improvements**”);

C. All of the right, title and interest of the Mortgagor in and to all streets,
roads, pedestrian walkways, tunnels, vault areas and public places, opened or
proposed, in front of, adjacent to or adjoining the Land, the Improvements or any
part thereof and all air rights, development rights, parking areas, easements and
rights of way, public or private, now or hereafter used in connection therewith
(collectively, the “**Appurtenances**”);

D. All of the right, title and interest of the Mortgagor in and to all plans,
specifications, surveys, licenses, permits, contracts, building materials, supplies,
equipment, fixtures and fittings of every kind or character which are acquired in
whole or in part for the purpose of being used or useful in connection with the
acquisition, renovation, use, operation and equipping of the Mortgaged Property,
whether such materials, supplies, equipment, fixtures and fittings are now owned
or hereafter acquired by the Institution, whether now or hereafter actually located
on or adjacent to the Land or not, and whether in storage or otherwise,
wheresoever the same may be located, together with all additions thereto,

substitutions therefor and replacements thereof and the proceeds thereof (collectively, the “**Building Materials**”);

E. All of the right, title and interest of the Mortgagor in and to all machinery, apparatus, equipment, fittings, fixtures and articles of personal property which are acquired in whole or in part for the purpose of being installed in, attached to or used in connection with the present or future use of the Land or the present or future operation or maintenance of the Improvements, whether such machinery, apparatus, equipment, fittings, fixtures and articles of personal property are now owned or hereafter acquired by the Institution, together with all additions thereto, substitutions therefor and replacements thereof and the proceeds thereof (collectively, the “**Equipment**”);

F. All of the right, title and interest of the Mortgagor in and to all awards heretofore made and hereafter to be made by reason of a taking or condemnation affecting the Land, the Improvements, the Appurtenances, the Building Materials, the Equipment or any part thereof appurtenant thereto by competent authority as a result of the exercise of the power of eminent domain, including, but not limited to, any awards or payments for use and occupation or for change of grade of streets (collectively, the “**Condemnation Awards**”); and

G. All of the right, title and interest of the Mortgagor in and to all insurance proceeds heretofore paid and hereafter to be paid by reason of any loss or damage to the Improvements, the Building Materials, the Equipment or any part thereof by fire, flood or other casualty (collectively, the “**Casualty Insurance Proceeds**”).

All of which rights, titles, interests and estates, together with all other incidents of ownership therein and all further and additional rights, titles, interests and estates which the Debtor may hereafter acquire therein, are intended to be covered by the lien of the Mortgage and/or the security interest created hereby.

All capitalized terms used herein, unless otherwise defined, shall have the meanings ascribed to such terms in the Mortgage and Security Agreement, dated as of August 1, 2019 (the “Mortgage”) from Debtor to Issuer.

SCHEDULE B to UCC-1 Financing Statement of

DEBTOR: Circulo Real Property Holding Corporation, as (“Mortgagor”)
SECURED PARTY: Town of Hempstead Local Development Corporation, as (“Issuer”)
and (“Assignor”)
ASSIGNEE: UMB Bank, N.A. (“Trustee”)

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds,
Series 2019A-1 (Circulo Real Property Holding Corporation/Evergreen Charter School Project),
and

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds,
Series 2019A-2 (Circulo Real Property Holding Corporation/Evergreen Charter School Project),
and,

Town of Hempstead Local Development Corporation Revenue Refunding Bonds, Series 2019B
(Circulo Real Property Holding Corporation/Evergreen Charter School Project) (collectively, the
“Series 2019 Bonds”)

Real Property Description
(the “Mortgaged Realty”)

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon
erected, situate, lying and being in the Incorporated Village of Hempstead, Town of Hempstead,
County of Nassau and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Sycamore Avenue
with the easterly side of Peninsula Boulevard;

RUNNING THENCE northerly and along the easterly side of Peninsula Boulevard the
following 2 courses and distances:

1. North 9 degrees 30 minutes 11 seconds west, 53.95 feet;
2. North 17 degrees 04 minutes 45 seconds east, 152.15 feet to the corner of the easterly
side of Peninsula Boulevard with the southerly side of Linden Avenue;

THENCE south 72 degrees 01 minutes 41 seconds east and along the southerly side of Linden
Avenue, 173.26 feet;

THENCE south 17 degrees 58 minutes 19 seconds west, 100.00 feet;

THENCE south 72 degrees 01 minute 41 seconds east, 104.00 feet;

THENCE south 17 degrees 58 minutes 13 seconds west, 100.00 feet to the northerly side of
Sycamore Avenue;

THENCE north 72 degrees 01 minutes 41 seconds west and along the northerly side of Sycamore Avenue, 250.00 feet to the corner first mentioned and the point or place of **BEGINNING**.

TOGETHER with the right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above described premises, to the center line thereof.

For Information Only:

134 Linden Avenue, Hempstead, NY 11550

Section: 34 Block: 380 Lots: 328 and 329

and

605 Peninsula Boulevard, Hempstead, NY 11550

Section: 34 Block: 380 Lots: 256, 454-455, 464, 467and 470

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

| | |
|--|--|
| A. NAME & PHONE OF CONTACT AT FILER [optional] | |
| B. SEND ACKNOWLEDGMENT TO: (Name and Address) | |
| UMB Bank, N.A. 2 South Broadway, Suite 600 St. Louis, MO 63102 Attention: Laura Roberson, Vice President File with Nassau County | |

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

| | | | | |
|---|----------------------------|--------------------------|----------------------------------|--|
| 1. DEBTOR'S EXACT FULL LEGAL NAME - insert only <u>one</u> debtor name (1a or 1b) - do not abbreviate or combine names | | | | |
| 1a. ORGANIZATION'S NAME | | | | |
| Circulo Real Property Holding Corporation | | | | |
| OR | 1b. INDIVIDUAL'S LAST NAME | | FIRST NAME | MIDDLE NAME |
| 1c. MAILING ADDRESS | | CITY | STATE | POSTAL CODE |
| 20 West Park Avenue | | Long Beach | NY | 11561 |
| 1d. <u>SEE INSTRUCTIONS</u> | | 1e. TYPE OF ORGANIZATION | 1f. JURISDICTION OF ORGANIZATION | 1g. ORGANIZATIONAL ID #, if any |
| Not Applicable | | not-for-profit | New York | <input checked="" type="checkbox"/> NONE |
| 2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only <u>one</u> 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 |
| 2c. MAILING ADDRESS | | CITY | STATE | POSTAL CODE |
| 2d. <u>SEE INSTRUCTIONS</u> | | 2e. TYPE OF ORGANIZATION | 2f. JURISDICTION OF ORGANIZATION | 2g. ORGANIZATIONAL ID #, if any |
| Not Applicable | | | | <input type="checkbox"/> NONE |
| 3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only <u>one</u> secured party name (3a or 3b) | | | | |
| 3a. ORGANIZATION'S NAME | | | | |
| OR | 3b. INDIVIDUAL'S LAST NAME | | FIRST NAME | MIDDLE NAME |
| 3c. MAILING ADDRESS | | CITY | STATE | POSTAL CODE |
| 2 South Broadway, Suite 600 | | St. Louis | MO | 63102 |

4. This FINANCING STATEMENT covers the following collateral.

See attached Schedule A

| | | | | | | |
|---|--|---------------------|---------------|--------------|----------|----------------|
| 5. ALTERNATIVE DESIGNATION (if applicable) | LESSEE/LESSOR | CONSIGNEE/CONSIGNOR | BAILEE/BAILOR | SELLER/BUYER | AG LIEN | NON-UCC FILING |
| 6. <input checked="" type="checkbox"/> 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) [optional] | | All Debtors | Debtor 1 | Debtor 2 | |

8. OPTIONAL FILER REFERENCE DATA

053867/22 - Circulo - Mortgage

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

| | | | |
|------------------------|--|------------|---------------------|
| 9a ORGANIZATION'S NAME | Circulo Real Property Holding Corporation | | |
| OR | 9b INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME, SUFFIX |

10. MISCELLANEOUS

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

| | | | | |
|---|-----------------------------------|--------------------------|----------------------------------|--|
| 11a ORGANIZATION'S NAME | | | | |
| OR | 11b INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX |
| 11c MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
| 11d SEE INSTRUCTIONS Not Applicable | ADD'L INFO RE ORGANIZATION DEBTOR | 11e TYPE OF ORGANIZATION | 11f JURISDICTION OF ORGANIZATION | 11g ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE |

12. ☐ ADDITIONAL SECURED PARTY'S or ☒ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

| | | | | |
|------------------------------------|--|------------|-------------------|------------|
| 12a ORGANIZATION'S NAME | Town of Hempstead Local Development Corporation | | | |
| OR | 12b INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX |
| 12c MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
| 350 Front Street, 2nd Floor | Hempstead | NY | 11550-4037 | USA |

13 This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☐ fixture filing

14. Description of real estate

**134 Linden Avenue, Hempstead, NY 11550
Section: 34 Block: 380 Lots: 328 and 329
and
605 Peninsula Boulevard, Hempstead, NY 11550
Section: 34 Block: 380 Lots: 256, 454-455, 464,
467 and 470**

See Schedule B attached hereto for Legal Description

15 Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest)

16. Additional collateral description

17. Check only if applicable and check only one box

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction — effective 30 years

☒ Filed in connection with a Public-Finance Transaction — effective 30 years

SCHEDULE A to UCC-1 Financing Statement of

DEBTOR: Circulo Real Property Holding Corporation, as (“Mortgagor”)
SECURED PARTY: Town of Hempstead Local Development Corporation, as (“Issuer”)
and (“Assignor”)
ASSIGNEE: UMB Bank, N.A. (“Trustee”)

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds,
Series 2019A-1 (Circulo Real Property Holding Corporation/Evergreen Charter School Project),
and

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds,
Series 2019A-2 (Circulo Real Property Holding Corporation/Evergreen Charter School Project),
and,

Town of Hempstead Local Development Corporation Revenue Refunding Bonds, Series 2019B
(Circulo Real Property Holding Corporation/Evergreen Charter School Project) (collectively, the
“Series 2019 Bonds”)

Pursuant to the Mortgage, Mortgagor does hereby mortgage, grant, bargain, sell, assign,
transfer, pledge, warrant and grant a security interest unto the Issuer, its successors and assigns,
the following described property, property rights and proceeds thereof (collectively, the
“**Mortgaged Property**”) whether now owned or held or hereafter acquired:

- A. The Land, as more particularly described in Schedule B attached hereto
(the “**Land**”);
- B. All buildings, structures and other improvements, now or hereafter erected
on the Land (collectively, the “**Improvements**”);
- C. All of the right, title and interest of the Mortgagor in and to all streets,
roads, pedestrian walkways, tunnels, vault areas and public places, opened or
proposed, in front of, adjacent to or adjoining the Land, the Improvements or any
part thereof and all air rights, development rights, parking areas, easements and
rights of way, public or private, now or hereafter used in connection therewith
(collectively, the “**Appurtenances**”);
- D. All of the right, title and interest of the Mortgagor in and to all plans,
specifications, surveys, licenses, permits, contracts, building materials, supplies,
equipment, fixtures and fittings of every kind or character which are acquired in
whole or in part for the purpose of being used or useful in connection with the
acquisition, renovation, use, operation and equipping of the Mortgaged Property,
whether such materials, supplies, equipment, fixtures and fittings are now owned
or hereafter acquired by the Institution, whether now or hereafter actually located
on or adjacent to the Land or not, and whether in storage or otherwise,
wheresoever the same may be located, together with all additions thereto,

substitutions therefor and replacements thereof and the proceeds thereof (collectively, the “**Building Materials**”);

E. All of the right, title and interest of the Mortgagor in and to all machinery, apparatus, equipment, fittings, fixtures and articles of personal property which are acquired in whole or in part for the purpose of being installed in, attached to or used in connection with the present or future use of the Land or the present or future operation or maintenance of the Improvements, whether such machinery, apparatus, equipment, fittings, fixtures and articles of personal property are now owned or hereafter acquired by the Institution, together with all additions thereto, substitutions therefor and replacements thereof and the proceeds thereof (collectively, the “**Equipment**”);

F. All of the right, title and interest of the Mortgagor in and to all awards heretofore made and hereafter to be made by reason of a taking or condemnation affecting the Land, the Improvements, the Appurtenances, the Building Materials, the Equipment or any part thereof appurtenant thereto by competent authority as a result of the exercise of the power of eminent domain, including, but not limited to, any awards or payments for use and occupation or for change of grade of streets (collectively, the “**Condemnation Awards**”); and

G. All of the right, title and interest of the Mortgagor in and to all insurance proceeds heretofore paid and hereafter to be paid by reason of any loss or damage to the Improvements, the Building Materials, the Equipment or any part thereof by fire, flood or other casualty (collectively, the “**Casualty Insurance Proceeds**”).

All of which rights, titles, interests and estates, together with all other incidents of ownership therein and all further and additional rights, titles, interests and estates which the Debtor may hereafter acquire therein, are intended to be covered by the lien of the Mortgage and/or the security interest created hereby.

All capitalized terms used herein, unless otherwise defined, shall have the meanings ascribed to such terms in the Mortgage and Security Agreement, dated as of August 1, 2019 (the “Mortgage”) from Debtor to Issuer.

SCHEDULE B to UCC-1 Financing Statement of

DEBTOR: Circulo Real Property Holding Corporation, as (“Mortgagor”)

SECURED PARTY: Town of Hempstead Local Development Corporation, as (“Issuer”)
and (“Assignor”)

ASSIGNEE: UMB Bank, N.A. (“Trustee”)

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds,
Series 2019A-1 (Circulo Real Property Holding Corporation/Evergreen Charter School Project),
and

Town of Hempstead Local Development Corporation Tax-Exempt Revenue Refunding Bonds,
Series 2019A-2 (Circulo Real Property Holding Corporation/Evergreen Charter School Project),
and,

Town of Hempstead Local Development Corporation Revenue Refunding Bonds, Series 2019B
(Circulo Real Property Holding Corporation/Evergreen Charter School Project) (collectively, the
“Series 2019 Bonds”)

Real Property Description
(the “Mortgaged Realty”)

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon
erected, situate, lying and being in the Incorporated Village of Hempstead, Town of Hempstead,
County of Nassau and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Sycamore Avenue
with the easterly side of Peninsula Boulevard;

RUNNING THENCE northerly and along the easterly side of Peninsula Boulevard the
following 2 courses and distances:

1. North 9 degrees 30 minutes 11 seconds west, 53.95 feet;
2. North 17 degrees 04 minutes 45 seconds east, 152.15 feet to the corner of the easterly
side of Peninsula Boulevard with the southerly side of Linden Avenue;

THENCE south 72 degrees 01 minutes 41 seconds east and along the southerly side of Linden
Avenue, 173.26 feet;

THENCE south 17 degrees 58 minutes 19 seconds west, 100.00 feet;

THENCE south 72 degrees 01 minute 41 seconds east, 104.00 feet;

THENCE south 17 degrees 58 minutes 13 seconds west, 100.00 feet to the northerly side of
Sycamore Avenue;

THENCE north 72 degrees 01 minutes 41 seconds west and along the northerly side of Sycamore Avenue, 250.00 feet to the corner first mentioned and the point or place of **BEGINNING**.

TOGETHER with the right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above described premises, to the center line thereof.

For Information Only:

134 Linden Avenue, Hempstead, NY 11550

Section: 34 Block: 380 Lots: 328 and 329

and

605 Peninsula Boulevard, Hempstead, NY 11550

Section: 34 Block: 380 Lots: 256, 454-455, 464, 467and 470