

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [Optional]
B. SEND ACKNOWLEDGMENT TO: [Name and Address] Law Office of Jeffery Johnson, Esq. 1550 Falmouth Road, Suite 4C Centerville, MA 02632

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 Pioneer Properties, LLC				
OR				
1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 69 Spring Avenue		CITY Providence	STATE RI	POSTAL CODE 02806
1d. TAX ID #: SSN OR EIN NOT REQUIRED IN RHODE ISLAND		1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION Rhode Island	1g. ORGANIZATIONAL ID #, if any 142799 ☐ 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. TAX ID #: SSN OR EIN NOT REQUIRED IN RHODE ISLAND		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 FST				
OR				
3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 1550 Falmouth Road, Suite 14		CITY Centerville	STATE MA	POSTAL CODE 02632

4. This FINANCING STATEMENT covers the following collateral:

The properties, equipment, fixtures, inventory, and accounts described in Exhibit B attached hereto, located on the real estate described in Exhibit A attached hereto, which is incorporated by reference.

PROPERTY ADDRESS: Lot 3, 25 Metacomet Ave., East Providence, RI

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. TO REQUEST A SEARCH REPORT, FILE A UCC11

8. OPTIONAL FILER REFERENCE DATA:

EXHIBIT A

That certain lot or parcel of land situate on the southerly side of Metacomet Avenue in the City of East Providence, County of Providence and State of Rhode Island being more particularly described as follows:

Lot 3 (three), on that plat entitled "SUBDIVISION PLAN MATTHEW ESTATES, METACOMET AVENUE, EAST PROVIDENCE, RI, MAP 305-BLOCK 7-PARCELS 46 & 47 FOR BEACON CONSTRUCTION CORP." by David D. Gardner & Associates, Inc. 200 Metro Center Boulevard, Warwick, Rhode Island 02886, dated July 25, 2005 and recorded on April 28, 2006 in Plat Book 36 on pages 2-6.

EXHIBIT B

All of the goods, equipment, furnishings, furniture, fixtures, chattels and articles of personal property, including, without limitation, all building materials and supplies, furnaces, boilers, oil burners, refrigeration, air conditioning and sprinkler systems, awnings, screens, window shades, motors, dynamos, incinerators, plants and shrubbery, and all other equipment, machinery, appliances, fittings and fixtures, whether personal property, inventory or fixtures, whether now owned or hereafter from time to time acquired by the debtor, together with all substitutions, replacements, additions, attachments, accessories, accretions, their component parts thereto or thereof, all other items of like property and all accounts, permits, licenses, warranties, approvals, leases (and rents, issues, profits and landlord's interest therein or thereunder) and contract rights, whether now in existence or hereafter arising, covering or relating to any or all thereof or to the real estate and any improvements thereon at which the above items are located, including, without limitation, all insurance proceeds, proceeds of condemnation awards, and deposits held by utility companies, whether now in existence or hereafter arising, all of which items or property are hereinafter collectively referred to as the "Collateral".

The security interest of the Secured Party shall attach as soon as the Debtor obtains any interest in any Collateral, as being the intention of both the Debtor and the Secured Party that the Secured Party's security interest shall attach before the Collateral becomes fixtures or before the Collateral is installed or affixed to other collateral.

This financing statement is intended to cover cash and non-cash proceeds of the Collateral subject to a security interest held by the Secured Party. Notwithstanding the foregoing, nothing contained herein shall be construed as authorizing, either expressly or by implication, the sale or other disposition of the Collateral by the Debtor, which sale or other disposition is hereby expressly prohibited without the Secured Party's prior written consent.

Notice is hereby given that the Debtor shall, at its sole cost and expense, file from time to time continuances and such other instruments as will continue the effectiveness of the filing of this financing statement.

The real estate at which the above items are located is described in Exhibit A attached.