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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional] J. Kelly @ 272-5800	
B. SEND ACKNOWLEDGMENT TO: (Name and Address) Nadeau & Simmons, P.C. 56 Pine Street Providence, RI 02903 Attn: JVK	

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 Redwood Co., L.L.C.				
OR 1b. INDIVIDUAL'S LAST NAME				
1c. MAILING ADDRESS 24 Martin Street		CITY Cumberland	STATE RI	POSTAL CODE 02864
1d. TAX ID #: SSN OR EIN NOT REQUIRED IN RHODE ISLAND		1e. TYPE OF ORGANIZATION Limited Liability Co.	1f. JURISDICTION OF ORGANIZATION Rhode Island	1g. ORGANIZATIONAL ID #, if any RI ID#: 107695 ☐ 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				
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)

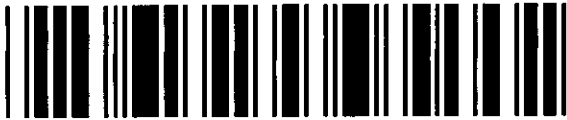
3a. ORGANIZATION'S NAME Slade's Ferry Trust Company				
OR 3b. INDIVIDUAL'S LAST NAME				
3c. MAILING ADDRESS 100 Slade's Ferry Avenue		CITY Somerset	STATE MA	POSTAL CODE 02726

4. This FINANCING STATEMENT covers the following collateral:

The Collateral consists of all assets of the Debtor, including, without limitation, all fixtures, work in progress, materials on site, rents, leases, personal property, equipment, inventory, contract rights, general intangibles, permits, licenses, approvals, and other properties, and assets of the Debtor now or hereafter related or located at the Real Estate having a street address of 50 Hunt Street, Cumberland, Rhode Island, and as more particularly described on Exhibit A attached hereto and incorporated herein by reference, and including, but not limited to, the Collateral described on Exhibit B attached hereto and incorporated herein by reference.

5. ALTERNATIVE DESIGNATION (if applicable):	☐ LESSEE/LESSOR	☐ CONSIGNEE/CONSIGNOR	☐ BAILEE/BAIOLR	☐ 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. TO REQUEST A SEARCH REPORT, FILE A UCC11					
8. OPTIONAL FILER REFERENCE DATA						

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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 Redwood Co., L.L.C.

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. TAX ID #: SSN OR EIN
NOT REQUIRED IN
RHODE ISLAND

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 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:

Street Address:

50 Hunt Street, Cumberland, RI

Legal Description:

See Exhibit A, attached hereto and
incorporated herein by reference

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

Not Applicable

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

EXHIBIT A

That certain lot or parcel of land with all the buildings and other improvements thereon, bounded and described as follows:

Beginning at a point being the northwesterly corner of the intersection of "A" Street and Railroad Avenue as shown on the Plan entitled "Plat of House Lots in Cumberland, RI, ... Belonging to John M. Ryan.. By W. D. Aldrich CE... 1872" being referenced as Plat Card 101, and recorded in the Town Hall of Cumberland, State of Rhode Island.

Thence running S 60° 05' 09" W in the northerly street line of Railroad Avenue, a distance of nine hundred sixty and 00/100 feet (960.00') to a point,

Thence running S 30° 46' 46" E in the westerly street line of Railroad Avenue, a distance of forty and 00/100 feet (40.00') to a point,

Thence running N 60° 05' 09" E in the southerly street line of Railroad Avenue, a distance of nine hundred sixty and 00/100 feet (960.00') to a point,

Thence running S 30° 46' 46" E in the westerly street line of "A" Street, a distance of one hundred sixty-nine and 02/100 feet (169.02') to a point,

Thence running S 56° 06' 10" W, bounded southeasterly by land now or formerly of Berkeley Realty Co., a distance of eight hundred sixty-three and 39/100 feet (863.39') to a point along the High Water Line of Lonsdale New River,

Thence running northwesterly in said High Water Line of Lonsdale New River, bounded southwesterly by land now or formerly of the Town of Cumberland, a distance of three hundred ninety-four feet (394') to a point,

Thence running N 26° 33' 50" W, bounded southwesterly by land now or formerly of Providence Worcester Railroad Co., a distance of one hundred thirty-one and 63/100 feet (131.63') to a point,

Thence running N 41° 44' 29" W, bounded southwesterly by land now or formerly of Providence Worcester Railroad Co., a distance of one hundred forty and 00/100 feet (140.00') to a point,

Thence running N 37° 18' 11" W, bounded southwesterly by land now or formerly of Providence Worcester Railroad Co., a distance of two hundred seventy-four and 00/100 feet (274.00') to a point,

EXHIBIT A (continued)

Thence running N 61° 55' 55" E, bounded northwesterly by land now or formerly of Macklands Inc., a distance of four hundred twenty-one and 16/100 feet (421.16') to a point,

Thence running N 61° 01' 26" E, bounded northwesterly by land now or formerly of Macklands Inc. and Drummond Street, a distance of four hundred seventy-nine and 07/100 feet (479.07') to a point,

Thence running N 61° 48' 35" E bounded northwesterly by land now or formerly of Raymond and Patricia Skurka, Victory Street and land now or formerly of Jose M. and Alzira M. Amaral and Jose P. and Maria M. Almeida, a distance of one hundred ninety-seven and 76/100 (197.76') to a point,

Thence running S 30° 46' 46" E, bounded northeasterly by land now or formerly of St. Joseph's Church Corporation and the westerly street line of "A" Street, a distance of five hundred two and 42/100 feet (502.42') to the point. Said point being the first point of the herein described parcel.

Said parcel contains 730,000 square feet (16.76 Acres) of land, be the same more or less.

Being the same premises conveyed to REDWOOD CO., L.L.C. by deed of C & M REALTY, INC. dated August 5, 1999 and recorded August 12, 1999 at 10:13 a.m. in Book 817 at Page 483 of the Cumberland Land Evidence Records.

EXHIBIT B
TO UCC-1 FINANCING STATEMENT

Debtor: **Redwood Co., L.L.C.**
24 Martin Street
Cumberland, RI 02864

Secured Party: **Slade's Ferry Trust Company**
100 Slade's Ferry Avenue
Somerset, MAI 02726

All the tangible and intangible personal property (including goods, equipment, machinery, tools and other personal property described herein) and fixtures of every kind and description now or hereafter owned by Debtor or in which Debtor has an interest (but only to the extent of such interest), situated or to be situated upon or used in connection with the real property described below (the "Premises") or in any of said buildings and improvements, and relating to the Premises and the Improvements (as defined in the Mortgage Deed and Security Agreement from the Debtor to Secured Party (the "Mortgage")), together with any renewals, replacements or additions thereto or substitutions therefor, all proceeds and products of, and now or hereafter located at, or used in connection with the operation of the Premises or the improvements thereon, including without limitation the following:

A. **EQUIPMENT, ETC.:** All of Debtor's interest in and to all equipment, fixtures, inventory, goods, materials, supplies, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, licenses, other rights, bank deposits and other accounts, cash, and general intangibles, whether now or hereafter existing, for use on or in connection with the Premises.

B. **PROCEEDS FOR DAMAGE TO THE MORTGAGED PROPERTY:** All proceeds (including without limitation, insurance and condemnation proceeds) including interest thereon, paid for any damage done to the Mortgaged Property (as defined in the Mortgage) or any part thereof, or for any portion thereof appropriated for any character of public or quasi-public use in accordance with the provisions, terms and conditions set forth in the Mortgage.

C. **LEASES AND RENTS:** All of the Debtor's right, title and interest in and to any leases or other agreements for use of any of the Premises or Improvements and all rents, security deposits, and other proceeds, products, offspring or profits of such leases and other agreements, in each case whether now or hereafter existing, relating to the Premises or Improvements, as provided in that certain Collateral Assignment of Rents and Leases between Debtor and Secured Party, including, without limitation, all short term, long term, and other leases, occupancy agreements, related to, or used in connection with the Mortgaged Property.

D. **UTILITY DEPOSITS:** All right, title and interest of the Debtor in and to all monetary deposits which Debtor has been or will be required to give to any public or private

utility with respect to utility services furnished or to be furnished to the Premises.

E. RECORDS: All of the records and books of account now or hereafter maintained by Debtor in connection with the operation of the Premises.

F. NAME AND GOODWILL: The right, in event of foreclosure under the Mortgage of the Mortgaged Property, to take and use any name by which the Mortgaged Property is then known or any variation of the words hereof, and the goodwill of Debtor with respect thereto.

The Premises are known as 50 Hunt Street, Cumberland, Rhode Island.