



State of Rhode Island  
and Providence Plantations  
Office of the Secretary of State

A. Ralph Mollis, Secretary of State  
Corporations Division  
148 W. River Street  
Providence, RI 02901-2615  
401.222.3040

**PROFIT CORPORATION ANNUAL REPORT FOR THE YEAR** 2009

**Filing Period:** January 1 - March 1 • **Filing Fee:** \$50.00\* • **THIS REPORT MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK.**

\* In accordance with R.I.G.L. 7-1.2-1501(r), each corporation failing or refusing to file its annual report within thirty (30) days after the time prescribed by law (R.I.G.L. 7-1.2-1501(c)(4)) is subject to a penalty fee of \$25.00.

|                                                                                                                                                            |                    |                                                                        |                         |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------|-------------------------|---------------------|
| 1. Corporate ID No.<br><b>000138492</b>                                                                                                                    |                    | 2. Name of Corporation<br><b>Union Capital Mortgage Business Trust</b> |                         |                     |
| 3. Street Address Principal Business Office<br><b>1137 North Main Street</b>                                                                               |                    | City<br><b>Randolph</b>                                                | State<br><b>MA</b>      | Zip<br><b>02368</b> |
| 4. Business Phone No.<br><b>781-848-6060</b>                                                                                                               |                    | 5. State of Incorporation<br><b>MA</b>                                 |                         |                     |
| 6. Brief Description of the Character of Business Conducted in Rhode Island<br><b>Mortgage Broker / Lender</b>                                             |                    |                                                                        |                         |                     |
| 7. NAMES AND ADDRESSES OF THE OFFICERS: ("X" BOX FOR ATTACHMENT) <input type="checkbox"/> FILL IN SPACES BEFORE USING ATTACHMENTS                          |                    |                                                                        |                         |                     |
| President Name<br><b>George N Fabrizio</b>                                                                                                                 |                    | Vice President Name<br><b>John K Richman</b>                           |                         |                     |
| Street Address<br><b>37 Orchard Street</b>                                                                                                                 |                    | Street Address<br><b>63 Manomet Avenue</b>                             |                         |                     |
| City<br><b>Randolph</b>                                                                                                                                    | State<br><b>MA</b> | Zip<br><b>02368</b>                                                    | City<br><b>Hull</b>     | State<br><b>MA</b>  |
| Secretary Name<br><b>John K Richman</b>                                                                                                                    |                    | Treasurer Name<br><b>George N Fabrizio</b>                             |                         |                     |
| Street Address<br><b>63 Manomet Avenue</b>                                                                                                                 |                    | Street Address<br><b>37 Orchard Street</b>                             |                         |                     |
| City<br><b>Hull</b>                                                                                                                                        | State<br><b>MA</b> | Zip<br><b>02045</b>                                                    | City<br><b>Randolph</b> | State<br><b>MA</b>  |
| 8. NAMES AND ADDRESSES OF THE DIRECTORS: ("X" BOX FOR ATTACHMENT) <input type="checkbox"/> FILL IN SPACES BEFORE USING ATTACHMENTS                         |                    |                                                                        |                         |                     |
| Director Name<br><b>George N Fabrizio</b>                                                                                                                  |                    | Director Name<br><b>John K Richman</b>                                 |                         |                     |
| Street Address<br><b>37 Orchard Street</b>                                                                                                                 |                    | Street Address<br><b>63 Manomet Avenue</b>                             |                         |                     |
| City<br><b>Randolph</b>                                                                                                                                    | State<br><b>MA</b> | Zip<br><b>02368</b>                                                    | City<br><b>Hull</b>     | State<br><b>MA</b>  |
| Director Name                                                                                                                                              |                    | Director Name                                                          |                         |                     |
| Street Address                                                                                                                                             |                    | Street Address                                                         |                         |                     |
| City                                                                                                                                                       | State              | Zip                                                                    | City                    | State               |
| 9. SHARES AUTHORIZED                                                                                                                                       |                    |                                                                        |                         |                     |
| 10. SHARES ISSUED ("X" BOX FOR ATTACHMENT) <input type="checkbox"/> FILL IN SPACES BEFORE USING ATTACHMENTS                                                |                    |                                                                        |                         |                     |
| ISSUED SHARES — THIS SECTION MUST BE COMPLETED                                                                                                             |                    |                                                                        |                         |                     |
| Number of Shares<br><b>NA</b>                                                                                                                              |                    | Class/Series                                                           |                         | Par Value           |
|                                                                                                                                                            |                    |                                                                        |                         |                     |
| This information is currently of record in the Office of the Secretary of State. Changes require an additional filing. See Section 9 of instruction sheet. |                    |                                                                        |                         |                     |

This report must be executed on behalf of the corporation by an authorized representative. If the corporation is in the hands of a receiver or trustee, this report must be executed on behalf of the corporation by the receiver or trustee.

|                                    |
|------------------------------------|
| File Date<br><b>3/19/2009</b>      |
| Check No.<br><b>Elect. Payment</b> |
| By<br><b>[Signature]</b>           |
| FOR SECRETARY OF STATE USE ONLY    |

Under penalty of perjury, I declare and affirm that I have examined this report, including any accompanying schedules and statements, and that all statements contained herein are true and correct.

|                                                |                        |
|------------------------------------------------|------------------------|
| Signature<br><b>[Signature]</b>                | Date<br><b>3/19/09</b> |
| Print or Type Name<br><b>George N Fabrizio</b> |                        |
| Title<br><b>President</b>                      |                        |