

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [Optional] J. Ray - (401) 824-5100	
B. SEND ACKNOWLEDGMENT TO: [Name and Address] Jeffrey W. Ray, Esq. Pannone Lopes Devereaux & West LLC 317 Iron Horse Way, Suite 301 Providence, Rhode Island 02908	

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 Moreau Realty, LLC					
1b. INDIVIDUAL'S LAST NAME		FIRST NAME		MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 879 North Main Street		CITY Providence		STATE RI	POSTAL CODE 02904
1d. TAX ID #: SSN OR EIN NOT REQUIRED IN RHODE ISLAND		ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION RI	1g. ORGANIZATIONAL ID #, if any 116441 <input type="checkbox"/> 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		ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> 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 Navigant Credit Union					
3b. INDIVIDUAL'S LAST NAME		FIRST NAME		MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 1005 Douglas Pike		CITY Smithfield		STATE RI	POSTAL CODE 02917

4. This FINANCING STATEMENT covers the following collateral:

All tangible and intangible personal property and fixtures of Debtor, whether now owned or hereafter acquired, or in which Debtor may now or hereafter have an interest, including, without limitation, all inventory, machinery, equipment, furniture, goods, accounts, accounts receivable, contract rights, chattel paper, documents, instruments and general intangibles, as more particularly described on Exhibit A attached hereto and made a part hereof; all proceeds of all of the foregoing.

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. TO REQUEST A SEARCH REPORT, FILE A UCC11

8. OPTIONAL FILER REFERENCE DATA:

RI Secretary of State

Exhibit A

Debtor: MOREAU REALTY, LLC,
a Rhode Island limited liability company

Debtor's Address: 879 North Main Street
Providence, Rhode Island 02904

Secured Party: NAVIGANT CREDIT UNION,
a Rhode Island credit union

Secured Party Address: 1005 Douglas Pike
Smithfield, Rhode Island 02917

COLLATERAL DESCRIPTION

(a) All of Debtor's presently owned and hereafter acquired machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, including consumable goods, now or hereafter located in or upon the Debtor's real property located at 875 a/k/a 879 North Main Street, Providence, Rhode Island, as more particularly described on Exhibit B attached hereto (the "**Property**") or any part thereof, and used or useable in connection with any present or future operation of the Property, including by way of description but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating, and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing apparatus, electrical apparatus (including, but not limited to, all electrical transformers, switches, switch boxes, equipment boxes, cabinets, all whether used in the operation of the Property or any business operated within or upon the Property) lifting, cleaning, fire- prevention, fire-extinguishing, refrigerating, ventilating and communications apparatus, air-cooling, and air-conditions apparatus, elevators, escalators, shades, awnings, screens, storm doors and windows, stoves, wall beds, refrigerators, attached cabinets, partitions, ovens, ranges, disposals, dishwashers, carpeting, plants and shrubbery, ground maintenance equipment, ducts and compressors; together with all building materials, goods and personal property on or off the Property intended to be affixed to or incorporated in the Property but not yet affixed to or incorporated in the Property. Any and all rights to the name, signs, and trade names used to operate the Property;

(b) All of Debtor's presently owned and hereafter acquired accounts, accounts receivable, contract rights, general intangibles, rents and profits and any other form of obligation requiring the payment of money to Debtor, and any claim by Debtor for any of the foregoing arising from the Property and improvements now or hereafter located thereon;

(c) All of Debtor's presently owned and hereafter acquired inventory, goods, merchandise, products, commodities, raw materials, finished goods, consumable products and

supplies now or hereafter located on or used in connection with the Property or the operation thereof;

(d) All of Debtor's interest in and to the Loan funds, and Debtor's own funds now or hereafter held on deposit by or for the benefit of Secured Party;

(e) All of Debtor's assignable licenses, permits, registrations, and governmental approvals relating to the operation of the Property;

(f) All of Debtor's Leases and Income (as such terms are hereinafter defined) with respect to the Property;

(g) All accessions, parts, attachments, and accessories used or intended for use in connection with any of the foregoing;

(h) All proceeds, products, proceeds of hazard insurance and eminent domain proceedings relating to the Property, and condemnation awards of all of the foregoing; and

(i) All substitutions, replacements, repossessions, returns and records of any of the foregoing.

"Income" shall mean all rents, security or similar deposits, revenues, issues, royalties, earnings, products or proceeds, profits, and income from operation of the Property.

"Leases" shall mean any lease or agreement, written or oral, demising any portion of the Property, now or hereafter existing, and all rights of Debtor thereto or therefrom.

Exhibit B

Property Description

That certain tract or parcel of land, with all the buildings and improvements thereon, situated on the easterly side of North Main Street and the northerly and westerly sides of Grand View Street, in the City and County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at the intersection of the southeasterly line of North Main Street and the northerly line of Grand View Street, and running N. $36^{\circ}29'20''$ E., bounding northwesterly on North Main Street, one hundred seventy-one and $18/100$ (171.18) feet to a point; thence turning an interior angle of $179^{\circ}19'$ and running N. $37^{\circ}10'20''$ E., bounding northwesterly on North Main Street, one and $38/100$ (1.38) feet to the southwesterly corner of land now or formerly of Nicandro and Adelina DiSandro; thence turning an interior angle of $111^{\circ}29'55''$ and running S. $74^{\circ}19'35''$ E., bounding northerly on said land now or formerly of Nicandro and Adelina DiSandro, one hundred eighty-six and $65/100$ (186.65) feet to the northwesterly line of land now or formerly of Theodore and Bernice Jeffries; thence turning an interior angle of $76^{\circ}18'45''$ and running S. $29^{\circ}21'40''$ W., bounding southeasterly on said land now or formerly of Theodore and Bernice Jeffries and on Grand View Street, one hundred ten and $32/100$ (110.32) feet to the northeasterly corner of land now or formerly of Thomas B. and Veronica Gilbride, thence turning an interior angle of $103^{\circ}27'40''$ and running N. $74^{\circ}06'W.$, bounding southerly on said land now or formerly of Thomas B. and Veronica Gilbride, fifty-nine and $42/100$ (59.42) feet to the northwesterly corner of said land now or formerly of Thomas B. and Veronica Gilbride; thence turning an interior angles of $262^{\circ}52'$ and running S. $23^{\circ}02'W.$, bounding southwesterly on said land now or formerly of Thomas B. and Veronica Gilbride, fifty-five and $69/100$ (55.69) feet to the northerly line of Grand View Street; thence turning an interior angle of $97^{\circ}02'$ and running N. $74^{\circ}00'W.$, bounding southerly on Grand View Street, one hundred fifty-five and $33/100$ (155.33) feet to the point of beginning, making an interior angle of $69^{\circ}30'40''$ with the first-described course, and containing 28,897 square feet of land.