

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>Jim Kelly- 401-272-5800</b>
B. E-MAIL CONTACT AT FILER (optional) <b>jkelly@simmonsstd.com</b>
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"><b>Simmons Associates, Ltd.</b> <b>56 Pine Street</b> <b>Providence, RI 02903</b> <b>Attn: JVK</b></div>

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME <b>LaCroix Realty, Inc.</b>				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS <b>28 Mendon Road</b>		CITY <b>Woonsocket</b>	STATE <b>RI</b>	POSTAL CODE <b>02895</b>
			COUNTRY <b>USA</b>	

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
			COUNTRY	

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME <b>Digital Federal Credit Union</b>				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS <b>220 Donald Lynch Boulevard</b>		CITY <b>Marlborough</b>	STATE <b>MA</b>	POSTAL CODE <b>01752</b>
			COUNTRY <b>USA</b>	

4. COLLATERAL: This financing statement covers the following collateral:

The Collateral consists of all assets of the Debtor, including, without limitation, all Personal Property of the Debtor now or hereafter related or located at the Real Estate known as 2168 Diamond Hill Road, Woonsocket, 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 as more particularly described on Exhibit B attached hereto and incorporated herein by reference.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	
6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA: <b>RI Secretary of State-Mortgage Term Loan</b>	

## UCC FINANCING STATEMENT ADDENDUM

### FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

**LaCroix Realty, Inc.**

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☐ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ covers timber to be cut

☐ covers as-extracted collateral

☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

**Not Applicable**

16. Description of real estate:

**Street Address:**

**2168 Diamond Hill Road, Woonsocket, RI**

**Legal Description:**

**See Exhibit A, attached hereto and incorporated herein by reference**

17. MISCELLANEOUS:

## **EXHIBIT A**

### **Legal Description**

A certain lot or parcel of land with all the buildings and improvement thereon, situated on the northerly side of Diamond Hill Road, in the City of Woonsocket, County of Providence and State of Rhode Island and shown as Parcel "C" on that recorded plan entitled, "DIVISION OF LAND OWNED BY WOONSOCKET INSTITUTION FOR SAVINGS & TRUST WOONSOCKET, RHODE ISLAND, APRIL 1981, SCALE: 1 INCH EQUALS 40 FEET BY ROBERT C. COURNOYER & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS ", which plat was recorded in the Registry of Deeds in said City of Woonsocket on June 17, 1981 at 2:46 p.m. and copy in Plat Book 15, Page 60. Said lot is particularly bounded and described as follows:

Beginning at a point on said northerly line of Diamond Hill Road said point being the most southwesterly corner of land now or formerly owned by Edward J. & Virginia B. Condon and being the most southeasterly corner of the parcel hereby described; thence N. 71°-45'-37" W. along said northerly line of Diamond Hill Road, two and seventy three one hundredths (2.73') feet; thence N. 00°-19'-58" E. eleven and eighty five one hundredths (11.85') feet; thence N. 69°-23'-53" W. two hundred eighty three and fifty one one hundredths (283.51') feet; thence N. 19°-26'-29" E. two and four one hundredths (2.04) feet; thence N. 71°-45'-37" W. one hundred seventy seven and thirteen one hundredths (177.13') feet to the easterly line of Parcel C-1 as shown on the above mentioned plan; thence N. 17°-14'-23" E along said easterly line of Parcel C-1 two hundred eighty three and thirty four one hundredths (283.34') feet to land now or formerly of David T. Chace & Israel M. Resnikoff; thence S. 83°-36'-43" E along said Chace & Resnikoff land one hundred forty and forty one one hundredths (140.41') feet; thence S. 83°-17'-52" E two hundred fifteen and seventy six one hundredths (215.76') feet to a drill hole at a wall corner at said Condon land; thence S. 00°-19'-58" W along said Condon land three hundred seventy three and thirty eight one hundredths (373.38') feet to a drill hole set at the end of a stone wall; thence continuing on a bearing of S 00°-19'-58" W. twenty six and twenty seven one hundredths (26.27') feet to the point of beginning.

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EXHIBIT B  
TO UCC-1 FINANCING STATEMENT

Debtor: LaCroix Realty, Inc.  
28 Mendon Road  
Woonsocket, RI 02895

Secured Party: Digital Federal Credit Union  
220 Donald Lynch Boulevard  
Marlborough, MA 01752-9130

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, Security Agreement and Fixture Filing from the Debtor for the benefit of the 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 a Collateral Assignment of Leases and Rents of even date herewith delivered by the Debtor to the Secured Party.

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 is located in Woonsocket, Rhode Island and has a street address of **2168 Diamond Hill Road, Woonsocket, Rhode Island.**