

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Stella Guerra, Esq. 401-559-6999
B. E-MAIL CONTACT AT FILER (optional) Stella@Guerrallaw.org
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Stella Guerra, Esq. GUERRA LAW OFFICES, LLC 275 West Natick Road, Ste. 1000 Warwick, RI 02886

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 Pia Dia Convenience, Inc.				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
11 Hamlet Avenue	Woonsocket	RI	02895	USA

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
11 Hamlet Avenue	Woonsocket	RI	02895	USA

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 Navigant Credit Union				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
1005 Douglas Pike	Smithfield	RI	02917	USA

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

All of Debtor's assets and properties, wherever located, tangible and intangible personal property and fixtures, now owned and hereafter acquired by Debtor or in which Debtor has or may hereafter acquire an interest, whether now existing or hereafter arising, including without limitation the following, and all proceeds and products thereof: inventory, equipment, fixtures, accounts, general intangibles, chattel paper, instruments, documents, deposit accounts, letter-of-credit rights, investment property, and all books and records relating to any of the foregoing located at at 11 Hamlet Avenue, Woonsocket, RI 02895, and more particularly described on Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference.

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
 Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:
 Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

EXHIBIT "A"

UNIFORM COMMERCIAL CODE
CONTINUATION OF FINANCING STATEMENT
STATE OF RHODE ISLAND

DEBTOR(S):

Toni Germanos and Chaouki Khalil

11 Hamlet Avenue
Woonsocket, RI 02895

Guarantor:

Pia Dia Convenience, Inc.
11 Hamlet Avenue
Woonsocket, RI 02895

SECURED PARTY:

NAVIGANT CREDIT UNION

1005 Douglas Pike
Smithfield, Rhode Island 02917

The financing statement covers the following types of property:

1. Personal Property - all fixtures, machinery, equipment, and other personal property of every kind, now or hereafter located in or upon or affixed to those two certain parcels of land located at **11 Hamlet Avenue, Woonsocket, RI**, more particularly described in Exhibit "B" attached hereto (hereinafter called the "subject property") or any and all buildings and/or improvements now or hereafter constructed on the subject property, or any part thereof, or now or hereafter used or to be used in connection with any present or future operation of the subject property, and now owned or hereafter acquired by Debtor, including, without in any way limiting the generality of the foregoing; any and all heating, lighting, and other fixtures of every kind and nature whatsoever; it being understood that all such fixtures, machinery, apparatus, equipment and other personal property are a part of and are declared to be a portion of the security, whether physically attached to the improvements or not.
2. All renewals, replacements of, additions to, substitutions for and proceeds of the foregoing.
3. All condemnation awards and policies of insurance maintained with respect to said real and personal property and all proceeds thereof.
4. All rents and other income from the operation of and all leases and tenancies with respect to said real and personal property.

EXHIBIT "B"

UNIFORM COMMERCIAL CODE
CONTINUATION OF FINANCING STATEMENT
STATE OF RHODE ISLAND

That certain parcel of land, with the buildings and improvements thereon, situated in the City of Woonsocket, County of Providence and State of Rhode Island, more particularly described as follows:

Beginning at the intersection of the southeasterly side of Front Street and the southerly side of Hamlet Avenue and extending thence (1) bounding northerly on said southerly side of Hamlet Avenue South 76 degrees 00 minutes East 132.57 feet to a point; thence (2) bounding southeasterly on land now or formerly of Mastay Lafayette and Bernadette Lafayette South 43 degrees 22 minutes 00 seconds West 98.17 feet to a point; thence (3) bounding southwesterly on land now or formerly of State of Rhode Island North 46 degrees 33 minutes 00 seconds West 115.70 feet to a point in said southeasterly side of Front Street; thence (4) bounding northwesterly on said southeasterly side of Front Street North 43 degrees 40 minutes 00 seconds East 32.99 feet to the point and place of beginning.

EXCEPTING FROM the above described premises that portion of the property deeded to the City of Woonsocket by deeds recorded in Book 319 at page 320 and Book 319 at page 551.

*Property Address and Tax Assessor Plat and Lot (for informational purposes):
11 Hamlet Avenue, Woonsocket RI 02895 – AP 15K AL 64