

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
Sean Keough KEOUGH & SWEENEY, LTD 41 Mendon Avenue Pawtucket, RI 02861

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	298 Armistice Boulevard, LLC			
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
290 Armistice Boulevard	Pawtucket		RI	02861
				COUNTRY
				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

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	Bristol County Savings Bank			
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
35 Broadway	Taunton		MA	02780
				COUNTRY
				USA

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

See Attached Exhibit A
Also Debtor's Addresses of:
350-352 Walcott Street, Pawtucket, RI

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/Licenser	
8. OPTIONAL FILER REFERENCE DATA:	

SCHEDULE A

SECURED PARTY: **Bristol County Savings Bank**
DEBTOR: **298 Armistice Boulevard, LLC**

Those certain parcels of land and the fixtures, structures and improvements and all personal property constituting fixtures, as that term is defined in the Uniform Commercial Code, now or hereafter thereon located at the Property located at 350-352 Walcott Street, Pawtucket, Rhode Island, as more particularly described in Exhibit A attached hereto (the "Property"), together with: (i) all rights now or hereafter existing, belonging, pertaining or appurtenant thereto; (ii) the following categories of assets as defined in the Uniform Commercial Code: goods (including inventory, equipment and any accessions thereto), instruments (including promissory notes), documents, accounts (including health-care-insurance receivables), chattel paper (whether tangible or electronic), deposit accounts, letter-of-credit rights (whether or not the letter of credit is evidenced by a writing), commercial tort claims, securities and all other investment property, general intangibles (including payment intangibles and software), supporting obligations and any and all proceeds of any thereof, whether now owned or hereafter acquired, that are located on or used in connection with, or that arise in whole or in part out of the Debtor's ownership, use of, or business conducted on or respecting, the Property and any substitutions, replacements, accessions and proceeds of any of the foregoing; (iii) all judgments, awards of damages and settlements hereafter made as a result or in lieu of any Taking, as hereinafter defined or as the result of any casualty loss to any structure or improvement on or about the Property; (iv) all of the rights and benefits of the Debtor under any present or future leases and agreements relating to the Property, including, without limitation, rents, issues and profits, security deposits or the use or occupancy thereof together with any extensions and renewals thereof, specifically excluding all duties or obligations of the Debtor of any kind arising thereunder (the "Leases"); and (v) all contracts, permits and licenses respecting the use, operation or maintenance of the Property.

EXHIBIT A
LEGAL DESCRIPTION

Parcel I:

That certain lot or parcel of land with all the buildings and other improvements thereon, situated on the northerly side of Walcott Street, as relocated in 1946, in the City of Pawtucket, County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the northerly line of Walcott Street at the southeasterly corner of land now or formerly of Honora O'Donnell et al., being the southwesterly corner of the premises herein described; thence running northerly bounded westerly by said O'Donnell land twenty-five and 23/100 (25.23) feet for an angle; thence turning an interior angle of 197° 21' 40" and running in a northwesterly direction bounded southwesterly by land now or formerly of said Honora O'Donnell et al, one hundred seventy-two and 63/100 (172.63) feet to land now or formerly of Honora O'Donnell et al; thence turning an interior angle of 78° 10' 20" and running easterly bounded northerly by said last named O'Donnell land thirty-two and 54/100 (32.54) feet to a granite bound; thence turning an interior angle of 186° 12' and running easterly bounded northerly in part by land now or formerly of Hervey G. Grinley et ux., and in part by land now or formerly of Maeber Realty Corporation one hundred forty-one and 15/100 (141.15) feet to an angle; thence turning an interior angle of 171° 52' and continuing in an easterly direction eighty-three and 48/100 (83.48) feet for a corner; thence turning and running southerly two hundred twenty-eight and 87/100 (228.87) feet to a point in the northerly line of said Walcott Street; thence turning and running westerly bounded southerly by the northerly line of Walcott Street two hundred seventeen and 44/100 (217.44) feet to the point or place of beginning. Said premises may be further identified as being lot numbered two hundred eighty-three (283) as at present shown on Plat numbered 25 on file in the office of the Tax Assessor, in said City of Pawtucket.

PARCEL II:

That certain tract or parcel of land with all the buildings and other improvements thereon, situated on the northerly side of Walcott Street, in the City of Pawtucket, County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the northerly line of Walcott Street which point is six hundred sixty-six and 64/100 (666.64) feet westerly as measured along said northerly line of Walcott Street from the westerly boundary of land now or formerly of Providence & Worcester Railroad Co., and is the southeasterly corner of the premises herein described; thence running northerly in a line parallel to and six hundred sixty-five (665) feet westerly from the westerly line of said Railroad Co, land two hundred thirty-four and 50/100 (234.50) feet to a point for a corner; thence turning an interior angle of 90° and running westerly eighty (80) feet to a point for a corner; thence turning an interior angle of 90° and running southerly two hundred thirty (230) feet, more or less, to a point in the northerly line of said Walcott Street eighty (80) feet westerly from the point of beginning; thence turning and running easterly bounded southerly by the northerly line of Walcott Street eighty (80) feet to the point or place of beginning, at which point said first and last described lines form an interior angle of 85° 58' 30". Said premises may be further identified

as being lot numbered two hundred eighty-four (284) as at present shown on Plat numbered 25 on file in the office of the Tax Assessor in said City of Pawtucket.

FOR REFERENCE PURPOSE ONLY

PROPERTY ADDRESS

350-352 WALCOTT STREET

PAWTUCKET, RI

AP 25, LOTS 283 & 284