

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>Stella Guerra, Esq. 401-559-6999</b>
B. E-MAIL CONTACT AT FILER (optional) <b>Stella@Guerrallaw.org</b>
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div><div>Stella Guerra, Esq.</div><div>GUERRA LAW OFFICES, LLC</div><div>275 West Natick Road, Ste. 1000</div><div>Warwick, RI 02886</div></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>Mineral Spring Investments, LLC</b>				
OR 1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS <b>1800 Mineral Spring Avenue</b>	CITY <b>North Providence</b>	STATE <b>RI</b>	POSTAL CODE <b>02904</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>Navigant Credit Union</b>				
OR 3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS <b>1005 Douglas Pike</b>	CITY <b>Smithfield</b>	STATE <b>RI</b>	POSTAL CODE <b>02917</b>	COUNTRY <b>USA</b>

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 1094-1100 Mineral Spring Avenue, North Providence RI 02904, Tax Assessor's Plat 2, Assessor's Lot 686, 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/Licensor

8. OPTIONAL FILER REFERENCE DATA:

EXHIBIT "A"

UNIFORM COMMERCIAL CODE  
CONTINUATION OF FINANCING STATEMENT  
STATE OF RHODE ISLAND

DEBTOR(S):

**Mineral Spring Investments, LLC**

1800 Mineral Spring Avenue  
North Providence, RI 02904

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 **1094-1100 Mineral Spring Avenue, North Providence RI 02904, Tax Assessor's Plat 2, Assessor's Lot 686**, 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

Parcel 1:

That certain lot or parcel of land, with all the buildings and improvements thereon, located on the southerly side of Mineral Spring Avenue in the Town of North Providence, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point in the southerly line of Mineral Spring Avenue, said point being marked by an iron bar driven in the ground and which said point of beginning is twenty-three and 4/10 (23.4) feet westerly from the northwesterly corner of lot numbered one hundred eighty-seven (187) on Assessors Plat two (2) as presently shown in the Tax Assessors Office of said North Providence; thence southerly at an angle of 67° 17' 10" with said southerly line of Mineral Spring Avenue one hundred thirty-five (135) feet more or less, to an iron pipe driven in the ground; thence turning a right angle and going northwesterly ninety (90) feet to an iron pipe driven in the ground; thence turning a right angle and going northeasterly one hundred (100) feet, more or less, to a drill hole in the top of a retaining wall in the said southerly line of Mineral Spring Avenue; thence going easterly with the arc of a curve of the southerly line of Mineral Spring Avenue ninety-six (96) feet, more or less, to the point and place of beginning.

Parcel 2:

That particular tract or parcel of land, with all improvements thereon, situated on the southerly side of Mineral Spring Avenue, in the Town of North Providence, County of Providence, State of Rhode Island bounded and described as follows:

Beginning at a point, said point being the northeasterly corner of the herein described parcel of land, said point being the northwesterly corner of lands now or formerly of Mario Vigliani and Ida Vigliani, said point being on the southerly highway line of said Mineral Spring Avenue: thence running southerly, bounded easterly by said Vigliani lands, a distance of one hundred three (103) feet more or less to a point; thence turning and running westerly, bounded southerly by other lands now or formerly of said Vigliani, a distance of twenty five and 32/100 (25.32) feet more or less to a point; thence turning and running westerly, bounded southerly by other lands now or formerly of Angela N. Ponton, Karen Ponton Capracotta, Adrienne Ponton Graham and Glenn R. Graham, a distance of seventy one (71) feet more or less to a point, said point being an iron pipe in the ground at the southeasterly property line corner of lands now or formally of Armand R. Ponton and V. Florence Ponton; thence turning and running northeasterly, bounded westerly by lands now or formerly of Armand R. Ponton and V. Florence Ponton, a distance on one hundred thirty five (135) feet more or less to an arc of a curve on Mineral Spring Avenue; thence turning and running easterly, bounded northerly by said Mineral Spring Avenue along the arc of a curve with a radius of 1268.83 feet, a distance of twenty three and 4/10 (23.4) feet to a point, said point being the point and place of beginning.

Property Address and Tax Assessor Plat and Lot (for informational purposes):

1094-1100 Mineral Spring Avenue, North Providence RI 02904 – AP 2 AL 686

Subject to Permitted Encumbrances as follows:

1. *Rights of way, right to maintain sewer pipes and reservation recorded in Book 40 at page 362.*
2. *Easement and rights as set forth in deed recorded in Book 59 at page 242.*
3. *Zoning Decision recorded in Book 283 at page 952.*
4. *Department of Environmental Management Permit recorded in Book 284 at page 309.*
5. *Rights of others in and to the Diamond Spring, so-called.*