

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) David M. Campanella, Esq. (401) 273-0200
B. E-MAIL CONTACT AT FILER (optional) dcampanella@lsglaw.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px;">David M. Campanella, Esq. LaPlante Sowa Goldman 272 West Exchange Street Providence, RI 02903</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 Jefferson Presidential, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 800 Jefferson Boulevard		CITY Warwick	STATE RI	POSTAL CODE 02886
			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 BANK RHODE ISLAND				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS ONE TURKS HEAD PLACE		CITY PROVIDENCE	STATE RI	POSTAL CODE 02903
			COUNTRY USA	

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

EQUIPMENT: All of Debtor's presently owned and hereafter acquired machinery and equipment (excluding automotive equipment), furniture, fixtures, and all other tangible personal property of whatever kind or nature, together with all products thereof, and all substitutions, replacements, additions and accessions therefor or thereto, and all cash or non-cash proceeds of all the foregoing, including insurance proceeds (all of which is sometimes hereinafter referred to as "Equipment") located at 139 & 155 Jefferson Boulevard, Warwick, Rhode Island, described in Exhibit A attached hereto and made a part hereof. The record owner of the real estate on which the Equipment is located is Jefferson Presidential, LLC.

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:

RI SECRETARY OF STATE

EXHIBIT A

PARCEL ONE:

ALL THOSE CERTAIN LOTS, or parcels of land, with the buildings and improvements thereon, located on the easterly side of Lincoln Avenue in the City of Warwick, County of Kent, State of Rhode Island, being bounded and described as follows:

TRACT ONE:

BEGINNING at the point of intersection of the easterly line of Lincoln Avenue with the southerly line of Worcester Road as it was laid out before the abandonment thereof, being land now or formerly of Conrad K. Strauss; thence running easterly at a right angle with the easterly line of Lincoln Avenue, bounding northerly on said Strauss land, formerly called Worcester Road, one hundred fifty (150) feet; thence turning an interior angle of $147^{\circ} 29' 00''$ and running southeasterly bounding northeasterly on land to be conveyed to Royal Crown Bottling Company of R.I. two hundred sixty (260) feet; thence turning an interior angle of $88^{\circ} 19' 00''$ and running southwesterly bounding southeasterly on other land now or formerly of Conrad K. Strauss one hundred fifty (150) feet; thence turning an interior angle of $91^{\circ} 41' 00''$ and running northwesterly bounding southwesterly on said Strauss land two hundred (200) feet to a point in the northerly line of Lowell Road as laid out before abandonment thereof, just one hundred twenty (120) feet easterly from the easterly line of Lincoln Avenue; thence running westerly along the former northerly line of Lowell Avenue and bounding southerly on Tract Two below one hundred twenty (120) feet to the easterly line of Lincoln Avenue; thence running northerly bounding westerly on Lincoln Avenue one hundred sixty (160) feet to the first-mentioned point or place of beginning.

TRACT TWO:

WESTERLY: on Lincoln Avenue;

NORTHERLY: on Tract One above;

EASTERLY: on Tract One above;

SOUTHERLY: on land now or formerly of Conrad K. Strauss, being the northerly one-half ($1/2$) of Lowell Road extended westerly to Tract One.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

TOGETHER BEING designated as Lot 44 on Tax Assessor's Plat 283 of the City of Warwick, as presently constituted, for reference purposes only.

PARCEL TWO:

ALL THOSE CERTAIN LOTS, or parcels of land, with the buildings and improvements thereon, located on the westerly side of Jefferson Boulevard (as shown on the Rhode Island State Highway Plat No. 1376, filed July 27, 1964) and the easterly of Lincoln Avenue in the City of Warwick, County of Kent, State of Rhode Island, being bounded and described as follows:

TRACT ONE:

BEGINNING at a point in said easterly line of Lincoln Avenue 118.05 feet northerly of the southwesterly corner of Lot No. 234 (two hundred thirty-four) on that certain plat of land entitled: "Oakhurst Warwick, R.I. Belonging to the Peoples Trust Company by J.A. Latham July 1899", which said plat is recorded in the Warwick Land Evidence Records in Plat Book 4 at Page 24 and (copy) on Plat Card 147;

Thence northerly along the easterly line of said Lincoln Avenue a distance of two hundred one and 95/100 (201.95) feet to a point; thence easterly at an interior angle of 90° and running a distance of one hundred forty-nine and 31/100 (149.31) feet to a point; thence southeasterly at an interior angle of 145° 41' 00" and running a distance of one hundred sixty-three and 73/100 (163.73) feet to a point on the westerly line of Jefferson Boulevard, the last two courses bounding northerly and northeasterly, respectively, on land now or formerly of CAM Corporation; thence southerly at an interior angle of 90° along the westerly line of said Jefferson Boulevard a distance of one hundred thirty-two and 75/100 (132.75) feet to a point; thence westerly at an interior angle of 124° 19' 00" bounding southerly on Tract Two below, a distance of two hundred nine and 71/100 (209.71) feet to the point and place of beginning, the last course forming an interior angle of 90° with the first-mentioned course.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

INCLUDING therein those portions of the center line thereof of Lynn Road and Lowell Road heretofore abandoned by City of Warwick.

TRACT TWO:

BEGINNING at a point in said easterly line of Lincoln Avenue, said point being the southwesterly corner of Lot No. 234 (two hundred thirty-four) on that certain plat of land entitled: "Oakhurst Warwick, R.I. Belonging to the Peoples Trust Company by J.A. Latham July 1899", which said plat is recorded in the Warwick Land Evidence Records in Plat Book 4 at Page 24 and (copy) on Plat Card 147;

Thence northerly along the easterly line of said Lincoln Avenue a distance of one hundred eighteen and 05/1.00 (118.05) feet to a point; thence easterly at an interior angle of 90° bounding northerly on Tract One above a distance of two hundred nine and 71/100 (209.71) feet to a point on the westerly line of Jefferson Boulevard; thence southerly at an interior angle of 55° 41' 00" along the westerly line of said Jefferson Boulevard a distance of one hundred

forty-two and 93/100 (142.93) feet to a stone bound; thence

westerly at an interior angle of $124^{\circ} 19' 00''$ bounding southerly on land now or formerly of James Flanders, et ux a distance of one hundred twenty-nine and 12/100 (129.12) feet to the point and place of beginning, the last course forming an interior angle of 90° with the first-mentioned course.

TOGETHER BEING designated as Lot 176 on Tax Assessor's Plat 283 of the City of Warwick, as presently constituted, for reference purposes only.