

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Jim Kelly- 401-272-5800
B. E-MAIL CONTACT AT FILER (optional) jkelly@simmonsLtd.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Simmons Associates, Ltd. 56 Pine Street Providence, RI 02903 Attn: JVK

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 Fortin Place, LLC	OR			
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 188 Kingstown Road	CITY Narragansett	STATE RI	POSTAL CODE 02882	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 Centreville Savings Bank	OR			
3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 1218 Main Street	CITY West Warwick	STATE RI	POSTAL CODE 02893	COUNTRY USA

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 58A Fortin Road (a/k/a 58 Fortin Road), Town of South Kingstown, County of Washington, State of 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/Licenser	

8. OPTIONAL FILER REFERENCE DATA:
RI Secretary of State-Term Loan

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 Fortin Place, LLC	
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):

<p>13. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)</p> <p>15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):</p> <p>Not Applicable</p>	<p>14. This FINANCING STATEMENT:</p> <p><input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input checked="" type="checkbox"/> is filed as a fixture filing</p> <p>16. Description of real estate:</p> <p>Street Address:</p> <p>58A Fortin Road, South Kingstown, Rhode Island</p> <p>Legal Description:</p> <p>See Exhibit A, attached hereto and incorporated herein by reference</p>
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17. MISCELLANEOUS:

EXHIBIT A

LEGAL DESCRIPTION FOR:

58A Fortin Road, South Kingstown, Rhode Island

That certain parcel or tract of land with all improvements thereon situated southerly of Fortin Road and easterly of Upper College Road in the Town of South Kingstown, County of Washington, State of Rhode Island, being bounded and described as follows:

Commencing at a point in the southerly street line of Fortin Road, said point being S 66°-22'-01" E a distance of 180.83 feet from Upper College Road as measured along the southerly line of Fortin Road. Thence running S 15°-06'-29" W along the southerly street line of Fortin Road for a distance of 25.58 feet to a corner. Thence running S 16°-02'-05" W for a distance of 181.16 feet to a corner. Thence running S 67°-26'-01" E bounding northerly by other property now or formerly belonging to The University of Rhode Island for a distance of 93.10 feet to the point of beginning of the hereinafter described parcel, said corner being the northwest corner of the property herein described;

Thence running S 67°-26'-01" E bounding northerly in part by other property now or formerly belonging to The University of Rhode Island, in part by property now or formerly belonging to Samuel R. Jr. & Ina M. Sciabarrasi, and in part by Metrelis Family Limited Partnership for a distance of 250.63 feet to an angle;

Thence running S 56°-52'-01" E bounding northerly by property now or formerly belonging to Metrelis Family Limited Partnership for a distance of 65.74 feet to an angle;

Thence running N 71°-53'-29" E bounding northerly by property now or formerly belonging to Metrelis Family Limited Partnership for a distance of 56.83 feet to a corner;

Thence running S 23°-37'-59" E along the terminus of Fortin Road for a distance of 24.99 feet to a corner;

Thence running S 67°-26'-01" E along the terminus of Fortin Road for a distance of 10.01 feet to a corner;

Thence running S 19°-10'-39" W in part along the terminus of Fortin Road, and in part by property now or formerly belonging to Manthos Kalogirov for a distance of 208.66 feet to a corner in the centerline of a stone wall at land now or formerly belonging to The University of Rhode Island;

Thence running N 67°-13'-39" W along the centerline of a stone wall bounding southerly by said University of Rhode Island property for a distance of 71.02 feet to a drill hole at an angle;

Thence running N 66°-33'-55" W bounding southerly by said University of Rhode Island property for a distance of 299.25 feet to a corner;

EXHIBIT A (continued)

LEGAL DESCRIPTION FOR:

58A Fortin Road, South Kingstown, Rhode Island

Thence running N 19°-45'-07" E bounding westerly by said University of Rhode Island property for a distance of 203.75 feet to the point and place of beginning.

Said parcel being shown on that plat entitled "Administrative Subdivision University of Rhode Island Upper College Road South Kingstown, RI Lot 5 & Lot 6 on A.P. 23-2 dated 8/27/02 scale: 1" = 50' by David D. Gardner & Associates, Inc. 200 Metro Center Blvd. Warwick, R.I." all as shown on recorded plat C2003-12.

Meaning and intending to mortgage the premises acquired by this mortgagor by virtue of deeds from Peter A. Contardo, Jr. and Judith R. Contardo dated May 27, 2003 and September 26, 2005 and recorded in the Land Evidence Records in the Town of South Kingstown in Book 1058 at Page 380 and Book 1211 at Page 568.

EXHIBIT B
TO UCC-1 FINANCING STATEMENT

Debtor: **Fortin Place, LLC**
188 Kingstown Road
Narragansett, RI 02882

Secured Party: **Centreville Savings Bank**
1218 Main Street
West Warwick, RI 02893

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 Debtor in favor of 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 Rents and Leases 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 are known as 58A Fortin Road (a/k/a 58 Fortin Road), South Kingstown, Rhode Island.