

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Betty Desrochers (401) 521-7000
B. E-MAIL CONTACT AT FILER (optional) bdesrochers@rcfp.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Amy T. M. Oakley, Esq. Roberts, Carroll, Feldstein & Peirce 10 Weybosset Street, Suite 800 Providence, Rhode Island 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 Picerne Commercial Pool, LLC						
OR	1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS c/o Picerne Real Estate Group, 75 Lambert Lind Highway			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 Rockland Trust Company						
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS 288 Union Street			CITY Rockland	STATE MA	POSTAL CODE 02370	COUNTRY USA

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

See Exhibit A attached hereto and incorporated herein by reference.

Filed with the Rhode Island Secretary of State

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/Licensor					
8. OPTIONAL FILER REFERENCE DATA: Our File No. 3842-256					

EXHIBIT A

Debtor: Picerne Commercial Pool, LLC
c/o Picerne Real Estate Group
75 Lambert Lind Highway
Warwick, Rhode Island 02886

Secured Party: Rockland Trust Company
288 Union Street
Rockland, Massachusetts 02370

As collateral security for the payment and performance of all of the Obligations, the Debtor hereby grants, assigns, conveys, pledges and transfers to the Secured Party, a continuing security interest in the following assets and properties of the Debtor, any and all substitutions therefor and replacements thereof, and any and all additions and accessions thereto whether now owned or hereafter acquired or in which the Debtor may now have or hereafter acquire an interest (all of which are hereinafter collectively referred to as the "Collateral"):

PERSONAL PROPERTY AND FIXTURES: All goods, equipment, machinery, tools and other personal property and fixtures of every kind and description now or hereafter owned by the Debtor or in which the Debtor has an interest (but only to the extent of such interest) and situated or to be situated upon or used in connection with the Premises or in any of the improvements, together with any renewals, replacements or additions thereto or substitutions therefor, all proceeds and products thereof, and now or hereafter located at, or used in connection with the operation of the Premises or the improvements, including without limitation the following:

A. EQUIPMENT, ETC.: All of the Debtor's interest in and to all equipment, fixtures, inventory, goods, materials, supplies, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, other rights, bank deposits, warranties, 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 Premises (as hereinafter defined), 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 hereinafter set forth.

C. UTILITY DEPOSITS: All right, title and interest of the Debtor in and to all monetary deposits that the 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.

D. RECORDS: All of the records and books of account now or hereafter maintained by the Debtor in connection with the operation of the Premises.

E. NAME AND GOODWILL: The right, in event of foreclosure of the Premises hereunder, to take and use any name by which the Premises is then known or any variation of the words thereof, and the goodwill of the Debtor with respect thereto. Excluding anything containing the "Picerne" name.

DEFINITIONS

"Code" shall mean the Uniform Commercial Code as the same may be in effect from time to time in the State of Rhode Island.

"Equipment" shall include "equipment" within the meaning of Section 9-102(a)(33) of the Code and, to the extent not otherwise included therein, all machinery, equipment, furniture, parts, tools and dies, of every kind and description, of the Debtor (including automotive equipment), now owned or hereafter acquired by the Debtor, and used or acquired for use in the business of the Debtor, together with all accessions thereto and all substitutions and replacements thereof and parts therefor; all cash or non-cash Proceeds; and including, without limitation, any Equipment.

"Fixtures" shall mean "fixtures" within the meaning of Section 9-102(a)(41) of the Code and, to the extent not otherwise included therein, all goods which are so related to particular real

estate that an interest in them arises under real estate law and all accessions thereto, replacements thereof and substitutions therefor, including, but not limited to, plumbing, heating and lighting apparatus, mantels, floor coverings, furniture, furnishings, draperies, screens, storm windows and doors, awnings, shrubbery, plants, boilers, tanks, machinery, stoves, gas and electric ranges, wall cabinets, appliances, furnaces, dynamos, motors, elevators and elevator machinery, radiators, blinds and all laundry, refrigerating, gas, electric, ventilating, air-refrigerating, air-conditioning, incinerating and sprinkling and other fire prevention or extinguishing equipment of whatsoever kind and nature and any replacements, accessions and additions thereto, Proceeds thereof and substitutions therefor.

"Obligations" means among other things, all indebtedness, obligations and liabilities of the Debtor specifically related to the Premises to the Secured Party of every kind and description, direct or indirect, secured or unsecured, joint or several, absolute or contingent, due or to become due, whether for payment or performance, now existing or hereafter arising, regardless of how the same arise or by what instrument, agreement or book account they may be evidenced, or whether evidenced by any instrument, agreement or book account, including, without limitation, all loans (including any loan by renewal or extension), all indebtedness, all undertakings to take or refrain from taking any action, all indebtedness, liabilities or obligations owing from the Debtor to others which the Secured Party may have obtained by purchase, negotiation, discount, assignment or otherwise, and all interest, taxes, fees, charges, expenses and attorneys' fees chargeable to the Debtor or incurred by the Secured Party under the security agreement giving rise to this financing statement, or any other document or instrument delivered in connection therewith.

"Premises" shall mean the real estate of the Debtor listed and described on Exhibit B attached hereto and incorporated herein by reference.

"Proceeds" shall mean "proceeds" as defined in the Code and, to the extent not otherwise included therein, (a) any and all proceeds of any insurance, indemnity, warranty, guaranty, or other agreement, instrument or undertaking similar to any of the foregoing, payable

to the Debtor from time to time with respect to any of the Collateral, (b) any and all payments (in any form whatsoever) made or due and payable to the Debtor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Collateral, (c) any and all other amounts from time to time paid or payable under or in connection with any of the Collateral, and (d) any products or rents of any of the Collateral.

EXHIBIT B

Cranston Properties

726 Reservoir Avenue, Cranston, RI
788-790 Reservoir Avenue, Cranston, RI
624-640 Reservoir Avenue, Cranston, RI
1145 Reservoir Avenue, Cranston, RI
1177 Reservoir Avenue, Cranston, RI
33 Freeway Drive, Cranston, RI
50 Freeway Drive, Cranston, RI
1170 and 1200-1202 Oaklawn Avenue, Cranston, RI

Warwick Properties

75 Lambert Lind Highway, Warwick, RI
860 Post Road, Warwick, RI
870 Post Road, Warwick, RI
3649-3657 Post Road, Warwick, RI
1900-1908 Warwick Avenue, Warwick, RI

North Kingstown Property

6166-6168 Post Road, North Kingstown, RI

South Kingstown Property

532 Kingstown Road, South Kingstown, RI

Pawtucket Property

215 Main Street, Pawtucket, RI

Legal Descriptions to Follow

CRANSTON

726 Reservoir Avenue

That certain parcel of land with all buildings and improvements thereon located in the City of Cranston, State of Rhode Island, bounded and described as follows:

Those five (5) certain lots of land with all the buildings and other improvements thereon, situated on Reservoir Avenue and Blasdell Street, in the City of Cranston, in the State of Rhode Island, and laid out and designated as lots numbered 210 (two hundred ten) to 214 (two hundred fourteen) both inclusive, on that plat entitled "Auburn Plateau belonging to Wood, Harmon & Co. by J.A. Lathan, Dec., 1894" which plat is recorded in the office of the City Clerk in said City of Cranston in Plat Book 5 at Page 27 and on Plat Card 39.

788-790 Reservoir Avenue

That certain lot or parcel of land with all the buildings and improvements thereon situated on Reservoir Avenue, in the City of Cranston, County of Providence, State of Rhode Island, laid out and designated as Lot No. 380 (three hundred eighty) and 381 (three hundred eighty-one), on that certain plat entitled "Auburn Plateau, Belonging to Wood, Haromon & Co., by J.A. Latham, December 1894", which said plat is recorded in the Land Evidence Records of the City of Cranston in Plat Book 5 at Page 27 and (copy) on Plat Card 39.

624-640 Reservoir Avenue

Those nine (9) certain lots or parcels of land with all the buildings and improvements thereon, located on Reservoir Avenue, Park Avenue and High School Avenue (formerly Colfax Street), in the City of Cranston, County of Providence, State of Rhode Island, laid out and delineated as Lots No. 51 (fifty-one), 52 (fifty-two), 53 (fifty-three), 54 (fifty-four), 55 (fifty-five), 56 (fifty-six), 57 (fifty-seven), 58 (fifty-eight), 59 (fifty-nine), and 60 (sixty) on that plat entitled "PLAN OF PROPERTY OWNED BY INDUSTRIAL TRUST COMPANY TRUSTEE UNDER WILL OF ARTHUR H. BOSS. SITUATED IN CRANSTON, RHODE ISLAND FEBRUARY 1932 W.L. ANTHONY ENG.", which plat is recorded in the Office of the City Clerk of the City of Cranston in Plat Book 12 at Page 32 and (copy) on Plat card 314.

EXCEPTING, however, that portion of Lot No. 51 (fifty-one) on the above described plat which was taken by the State of Rhode Island in the widening of the intersection of Reservoir Avenue and Park Avenue, said portion containing 0.0002 acres of land, more or less, and designated as Parcel No. 1 on State Highway Plat No. 817, which plat was recorded in the Office of the City Clerk for the City of Cranston on September 11, 1950 at 2:35 PM.

1145 Reservoir Avenue

That certain parcel of land situated on the westerly side of Reservoir Avenue, in the City of Cranston, State of Rhode Island, bounded by Reservoir Avenue, Sheffield Road, Amherst Road and the Pocasset River and more specifically described as follows:

Commencing at a granite bound in the easterly line of Amherst Road at the intersection of the easterly line of Sheffield Road; thence running in a northerly direction along said easterly line of Amherst Road to a point 171.219 feet, more or less, to the intersection of the southerly line of a sewer and drain easement running across the parcel herein conveyed; thence running in a northerly direction in said easterly line of Amherst Road a distance of twenty (20) feet to a point; said point being at the intersection of the northerly line of said sewer and drain easement with said easterly line of said Amherst Road; thence continuing in a northerly direction along said easterly line of Amherst Road two hundred forty (240) feet, more or less, to a point; thence turning an interior angle of 90° and running in a southeasterly direction one hundred (100) feet to a point; thence turning an exterior angle of 90° and running in a northerly direction one hundred twenty-nine and 43/100 (129.43) feet to a corner; thence turning an interior angle and running in an easterly direction to a point in the westerly shore line of the Pocasset River; thence turning an interior angle and running along said westerly shore line of the Pocasset River to a point at the corner at the intersection of said westerly shore line of the Pocasset River and the westerly line of Reservoir Avenue; thence turning an interior angle and running in a southwesterly direction along the westerly line of said Reservoir Avenue to a point at the intersection of the northerly line of a sewer and drain easement; thence continuing along said westerly line of Reservoir Avenue in a southwesterly direction twenty (20) feet, more or less, to a point at the intersection of the southerly line of a sewer and drain easement with the westerly line of Reservoir Avenue; thence continuing along said westerly line of Reservoir Avenue in a southwesterly direction three hundred sixty and 259/1000 (360.259) feet, more or less, to a point at the intersection of the northerly line of Rangeley Road and said westerly line of Reservoir Avenue; thence turning a corner 34.252 feet along the arc of a circle; the angle of which is 78° 30' 00" the tangent 20.426 feet to a point in the northerly line of Rangeley Road; thence running in a westerly direction along said northerly line of Rangeley Road fifty-three and 117/1000 (53.117) feet, more or less, to a point; thence turning a corner 31.416 feet along the arc, the angle of which is 72° the tangent 18.164 feet to a point in the easterly line of Sheffield Road; thence running in a northerly

direction along said easterly line of Sheffield Road ninety and 762/1000 (90.762) feet, more or less, to a point in said easterly line of Sheffield Road, thence running in a northerly direction along an arc in the easterly line of Sheffield Road one hundred fourteen and 66/100 (114.66) feet, more or less, to a point in said easterly line of Sheffield Road; thence running in a straight line along said easterly line of Sheffield Road sixty-nine and 372/1000 (69.372) feet, more or less, to a point; thence turning a corner 27.30 feet along an arc the angle of which is $62^{\circ} 29' 30''$ the tangent 15.165 feet to a granite bound in the easterly line of Amherst Road, which granite bound is the point and place of beginning. Said parcel contains by estimation 183,580 square feet of land, more or less.

1177 Reservoir Avenue

That certain parcel of land located in Cranston, Providence County, Rhode Island, on the northwesterly sideline of Reservoir Avenue (Route 2) at the intersection of Rangely Road bounded and described as follows:

Commencing at a point which is the intersection of the northwesterly sideline of Reservoir Avenue (route 2) and the northerly sideline of Rangely Road; thence northeasterly two hundred five (205') feet along the northeasterly sideline of Reservoir Avenue to the point of beginning; thence one hundred eight-seven (187) feet southwesterly along the northwesterly sideline of Reservoir Avenue thence turning westerly along a curve with a twenty-five (25) foot radius thirty-four and twenty-seven one hundredths (34.27) feet; thence westerly along the northerly sideline of Rangely Road fifty-three and seventeen one hundredths (53.17) feet; thence turning northerly along a curve with a twenty-five (25) foot radius thirty-one and forty-two one hundredths (31.42) feet; thence northerly along the easterly sideline of Amherst Road ninety and eighty-nine one hundredths (90.89) feet; thence continuing northerly along a curve with one hundred ninety-nine (199) foot radius one hundred fourteen and sixty-six one hundredths (114.66) feet; thence northwesterly by the northeasterly sideline of Sheffield Road sixty-nine and five hundred three one hundredths (69.503) feet; thence along a curve with a twenty-five (25) foot radius twenty-seven and twenty-seven one hundredths (27.27) feet; thence southeasterly along Seller's adjacent land three hundred (300+/-) feet plus or minus to a point of beginning.

33 Freeway Drive

That certain lot or parcel of land with all buildings and improvements thereon situated on 33 Freeway Drive in the City of Cranston, County of Providence, State of Rhode Island, laid out a designated as Lot No. 6 (six), on that certain plat entitled, "CRANSTON INDUSTRIAL PARK CITY OF CRANSTON, RHODE ISLAND OWNED BY KELLY & PICERNE, INC. 1265 RESERVIOIR AVE. CRANSTON, R.I. GORDON R. ARCHIBALD, INC. PROFESSIONAL ENGINEERS NOVEMBER, 1976" which said plat is recorded in the Land Evidence Records of the City of Cranston in Plat Book 18 at Page 23 and (copy) on Plat Card 505.

50 Freeway Drive

That certain lot or parcel of land with all buildings and improvements thereon situated on Freeway Drive in the City of Cranston, County of Providence, State of Rhode Island, laid out a designated as Lot No. 3 (three), on that certain plat entitled, "CRANSTON INDUSTRIAL PARK CITY OF CRANSTON, RHODE ISLAND OWNED BY KELLY & PICERNE, INC. 1265 RESERVIOIR AVE. CRANSTON, R.I. GORDON R. ARCHIBALD, INC. PROFESSIONAL ENGINEERS NOVEMBER, 1976" which said plat is recorded in the Land Evidence Records of the City of Cranston in Plat Book 18 at Page 23 and (copy) on Plat Card 505.

1170 & 1200-1202 Oaklawn Avenue

That certain lot or parcel of land with all buildings and improvements thereon situated on Oaklawn Avenue in the City of Cranston, County of Providence, State of Rhode Island, laid out a designated as Lot No. 8 (eight) and 9 (nine) on that certain plat entitled, "Subdivision of Lot B on Oak Hill Terrace Cranston, Rhode Island Belonging to Susie Melocarro and Rose Picerne By Waterman Engineering Co. Aug. 1947", which said plat is recorded in the Land Evidence Records of the City of Cranston in Plat Book 13 at Page 40 and (copy) on Plat Card 360.

WARWICK

75 Lambert Lind Highway

Those certain lots or parcels of land with all buildings and improvements thereon situated in the City of Warwick and State of Rhode Island, laid out and designated as Lots No. 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 248, 249, 250, 251, 252, 253, 254, and 255 on that plat entitled "William H. Richmond Plat No. 2 Pontiac, R.I. By J.A. Latham & Son March 1917" which plat is recorded with the Records of Land Evidence of the City of Warwick in Plat Book 5 at Page 83 and (copy) on Plat Card 258.

EXCEPTING that portion of Lots No. 200, 201, 253, 254, and 255 taken by the State of Rhode Island for highway purposes.

Also, any and all right, title and interest in and to a portion of Third Street acquired as the result of the abandonment of said street by the Warwick City Council of August 19, 1966.

Meaning and intending to describe the same premises conveyed by deed dated June 26, 1978 and recorded with the Land Evidence Records in the City of Warwick on June 28, 1978 at 11:03·AM in File 1, Drawer 2, Card 11622.

860 Post Road

That certain tract or parcel of land with all the buildings and improvements thereon, situated in the City of Warwick, County of Kent, and State of Rhode Island, bounded and described as follows:

Beginning at a point in the southeasterly line of Post Road, said point of beginning being three hundred thirteen and 38/100 (313.38) feet northeasterly from the easterly corner of Post Road and Fairfax Drive, said point being the northerly corner of the herein described parcel of land and the westerly corner of land leased to the United States Post Office Department; thence running southwesterly bounding northwesterly on Post Road one hundred thirty-eight and 09/100 (138.09) feet to a corner; thence turning and interior angle of 92°-01'-54" and running southeasterly bounding southwesterly on land now or lately of this grantor a distance of one hundred sixty-five (165) feet to a corner; thence turning an interior angle of 87°-58'-06" and running northeasterly bounding southeasterly on other land of this grantor a distance of one hundred thirty-eight and 09/100 (138.09) feet to the southwesterly line of the aforementioned Post Office land; thence running northwesterly bounding northeasterly on said last named land one hundred sixty-five (165) feet to the point and place of beginning.

Meaning and intending to describe the same premises conveyed by deed dated September 24, 1963 and recorded with the Land Evidence Records in the City of Warwick on February 3, 1964 at 3:31 pm in Book 344 at Page 62.

870 Post Road

That certain tract or parcel of land with all the buildings and improvements thereon situated at the intersection of the southeasterly line of Post Road with the northeasterly line of Fairfax Drive, in the City of Warwick, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at a point at the intersection of the southeasterly line of Post Road with the northeasterly line of Fairfax Drive, which said point is the most westerly corner of the within described parcel; thence running easterly bounding northerly on Post Road one hundred seventy-four and 99/100 (174.99) feet to land now or lately of Woodridge Investment Corp.; thence turning an interior angle of $87^{\circ} 58' 06''$ and running southeasterly bounding northeasterly on last named land a distance of one hundred sixty-five (165) feet to a point for a corner; thence turning an interior angle of $92^{\circ} 01' 54''$ and running southwesterly a distance of one hundred sixty-nine and 13/100 (169.13) feet to Fairfax Drive; thence turning an interior angle of 90° and running northwesterly bounding southeasterly on Fairfax Drive a distance of one hundred sixty-four and 90/100 (164.90) feet to Post Road and the point and place of beginning.

EXCEPTING THEREFROM 1626 sq. ft. taken by State Map 2093 dated 6/16/88.

Meaning and intending to describe the same premises conveyed by Warranty Deed dated February 14, 1972 and recorded March 6, 1972 at 11:20 AM in Book 424 at Page 341.

3649-3657 Post Road

That certain tract or parcel of land with all the buildings and improvements thereon, situated upon the westerly side of Post Road, in the City of Warwick, County of Kent, State of Rhode Island, bounded and described as follows: --Commencing at the southeast corner of the premises hereby conveyed at the northeast corner of other land of this grantee, being land formerly of the Estate of Reuben H. Alexander; from thence running westerly bounding southerly on said grantors land five hundred seventy-seven and 5/10 (577.5) feet, more or less, to land now or lately of Cowesett Hills Associates thence turning and running northerly bounded westerly by said last named land two hundred seventeen (217) feet, more or less, to a corner; thence turning and running easterly bounded northerly by said last named land, in part, and in part by lands now or lately of Lodowick H. Shippee, et ux; Louis A. Phillips, et ux and other land of said Cowesett Hills Associates, five hundred twenty-eight (528) feet more or less, to the westerly line of said

Post Road; thence turning and running southerly bounded easterly by said Post Road, one hundred seventy-nine (179) feet, more or less, to the point and place of beginning.

Meaning and Intending to describe the same premises conveyed by deed dated September 8th, 1972 and recorded with the Land Evidence Records in the City of Warwick on September 11, 1972 at 10:39 AM in Book 431 at Page 348.

1900-1908 Warwick Avenue

That certain tract or parcel of land with all the buildings and improvements thereon, situated on the easterly side of Warwick Avenue, in the City of Warwick, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at a point in the northerly line of Woodstock Drive, fifty (50) feet northerly from and at right angles from a granite bound in the southerly line of Woodstock Drive; thence running westerly bounded southerly by Woodstock Drive by a curve having a radius of 30 feet and a central angle of $57^{\circ} 14' 45''$ a distance measured on the arc of said curve of twenty-nine and $974/100$ (29.974) feet to the easterly line of Warwick Avenue; thence running northerly bounded westerly by Warwick Avenue a distance of one hundred seventy-six and $676/1000$ (176.676) feet to a corner at land now or formerly of this Mortgagor; thence turning an interior angle of 90° and running easterly bounded northerly by land now or formerly of this Mortgagor a distance of ninety and $23/100$ (90.23) feet to other land now or formerly of this Mortgagor; thence turning and running southerly bounded easterly by land of Mortgagor to the southeasterly corner of said Mortgagor's land and the northwesterly corner of land now or formerly of Ernest C. Madsen et ux; thence turning and running southerly but deflecting westerly bounded easterly by said Madsen land in part, and in part by land now or formerly of Roland E. White et ux, to the northerly line of Woodstock Drive; thence turning an interior angle of 90° and running westerly bounded southerly by Woodstock Drive a distance of seventy (70) feet to the point of beginning.

Meaning and intending to describe the same premises conveyed by deed dated December 2, 1965 and recorded with the Land Evidence Records in the City of Warwick on December 3, 1965 at 10:05 AM in Book 365 at Page 112.

NORTH KINGSTOWN

6166-6168 Post Road

That certain tract or parcel of land with all the buildings and improvements thereon, situated on the northeasterly side of Post Road, in the Town of North Kingstown, County of Washington, State of Rhode Island, bounded and described as follows:

Beginning at a point in the northeasterly line of Post Road, which point is the most southerly corner of the premises herein described and is the most southerly corner of the premises herein described and is also the northwesterly corner of land now or lately of Helen's Mobile Homes Inc.; thence turning and running northwesterly bounded southwesterly by said Post Road, a distance of two hundred thirty (230) feet to a point; thence turning and running northeasterly in a line parallel with and distant thirty-five (35) feet northwesterly from the southeasterly line of the premises described in that mortgage from Picerne Investment Corporation to Citizens Savings Bank, dated January 12, 1972 and recorded with the Records of Land Evidence of said Town of North Kingstown in Book 232 at Page 120 to a point in the southwesterly line of land now or lately of Stephen H. Rochford et ux; thence turning and running southeasterly bounded northeasterly by said Rochford land in part, and in part by land one hundred twenty-four and 70/100 (124.70) feet to the point of tangency of a curve; thence turning and running southeasterly along the arc of a curve with a radius of one thousand nine hundred forty-five land an arc a distance of sixty-six and 52/100 (66.52) feet to a point in the northwesterly line of land now or lately of Helen's Mobile Homes, Inc.; thence turning and running southwesterly bounded southeasterly by last named land a distance of four hundred nineteen and 36/100 (419.36) feet to the point and place of beginning, the last described course forming an interior angle of 82° 25' 41" with the first course herein described.

Meaning and intending to describe the same premises conveyed by Warranty Deed dated January 13, 1966 and recorded with the Land Evidence Records in the Town of North Kingstown on January 13, 1966 at 04:06 PM in Book 196 at Page 266.

SOUTH KINGSTOWN

532 Kingstown Road

PARCEL I:

That tract of land with all the buildings and improvements thereon, situated in the Town of South Kingstown, County of Washington, State of Rhode Island, bounded and described as follows:

Beginning at an iron pipe driven in the ground at the intersection of the southerly line of Charles Street, a private street or way, with the southwesterly line of Kingstown Road; thence running in a general southeasterly direction a distance of fifty-six and 86/100 (56.86) feet to a Rhode Island Highway Bound; thence bearing to the left and following an arc of the circumference of a circle of a radius of 22,918.16 feet a distance of one hundred ninety-nine and 99/100 (199.99) feet to a Rhode Island Highway Bound; thence continuing in a general southeasterly direction a distance of one hundred thirty-six and 23/100 (136.23) feet to a Rhode Island Highway Bound; thence continuing in the same straight line a distance of twenty-one and 87/100 (21.87) feet, more or less, to an iron pipe driven in the ground in the northeasterly line of the former right of way of the Narragansett Pier Railroad Company, said last four courses bounding northeasterly on said Kingstown Road; thence at an interior angle of 38° 37' 30" and running in a general northwesterly direction, following the northeasterly line of the former right of way of the Narragansett Pier Railroad Company, a distance of one hundred thirty-nine and 17/100 (139.17) feet; thence bearing to the left, following the northeasterly line of the right of way of the Narragansett Pier Railroad Company, a distance of two hundred fifty-five (255) feet, more or less, or until it comes to the southeasterly corner of land conveyed to the Wakefield Branch Company by deed of Joseph H. Brierley and wife dated July 16, 1954; thence turning and running in a general northerly direction a distance of one hundred eighty-three (183) feet, more or less, bounding westerly on said last named land, to the southerly line of Charles Street; thence at an interior angle of 87° 54' and running in a general easterly direction a distance of two hundred and 26/100 (200.26) feet to the first mentioned point or place of beginning, bounded northeasterly by Kingstown Road, southwesterly by the right of way of the Narragansett Pier Railroad Company, westerly by land of the Wakefield Branch Company and northerly by Charles Street, or however otherwise bounded or described.

Being the same premises conveyed in Book 94 at Page 304.

PARCEL II:

That certain tract of land with all the buildings and improvements thereon situated in the Town of South Kingstown, County of Washington, State of Rhode Island bounded and described as follows:

Beginning at a drill hole in a concrete bound set in the southerly line of Charles Street at the northeasterly corner of land now or formerly of the Wakefield Branch Company; thence running in a general southerly direction a distance of one hundred eighty-three (183) feet to a drill hole in a concrete bound set in the northerly line of the former right of way of the Narragansett Pier Railroad; thence turning and running in a general northwesterly direction, following the northerly line of said former right of way, an arc distance of twenty-five and three tenths (25.3) feet; thence turning and running in a general northerly direction a distance of one hundred seventy-three and one tenth (173.1) feet to the southerly line of Charles Street; thence, at an interior angle of 88° 08', running in a general easterly direction, following the southerly line of Charles Street, a distance of twenty-two and thirty-eight one hundredths (22.38) feet to the first mentioned point or place of beginning, the last described course forming an interior angle of 92° 06' with the first described course.

Being the same premises conveyed in Book 107 at Page 598.

PARCEL III:

That certain tract or parcel of land located on the westerly side of Kingstown Road, so-called in the Town of South Kingstown, County of Washington and State of Rhode Island, bounded and described as follows:

Commencing at the southeasterly corner of said tract at the southeasterly corner of land now or formerly of the Roberts Estate at a fence at the westerly edge of the line of taking in laying on Kingstown Road, so-called, and running in a general westerly direction, bounded southwesterly by said Roberts Estate land and following the line of a fence a distance of approximately three hundred ninety-four (394) feet, more or less, to a bound set in the ground at the land now or formerly of The Narragansett Pier Railroad Company, Inc.; thence in a general northwesterly direction in a straight line bounded substantially westerly by land now or formerly of The Narragansett Pier Railroad Company, Inc., a distance of seventy-five (75) feet, more or less, to a bound set in the ground at the corner of land now or lately of the Wakefield Branch Company; thence in a general southeasterly direction in a straight course following the line of a fence, bounded substantially northerly or northeasterly by land now or formerly of Norman and Debora

Bernstein a distance of three hundred ninety-four (394) feet, more or less, to a bound set in the ground at the westerly edge of the line of taking in laying out said Kingstown Road; thence in a general southwesterly direction bounded substantially easterly by said line of taking in laying out said road a distance of approximately seventy-five (75) feet, more or less, to the point and place of beginning.

Being the same premises conveyed in Book 100 at Page 380.

**400-566 Kingstown Road, South Kingstown, Rhode Island
(Street #532- APLAT: 57 LOT: 84)**

PAWTUCKET

215 Main Street

That certain tract or parcel of land situated on the northerly side of Main Street and the westerly side of High Street in the City of Pawtucket; County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point, said point being the northwesterly intersection of Main Street and High Street and the southeasterly corner of the parcel herein described;

thence running northwesterly, bounded southerly by said Main Street, a distance of one hundred one and 00/100 (101.00') feet to a point;

thence turning an interior angel of 90°-00'-00" and running northeasterly, a distance of eighteen and 00/100 (18.00') feet to a point;

thence turning an interior angle of 90°-00'-00" and running southeasterly, a distance of three and 00/100 (3.00') feet to a point;

thence turning an interior angle of 270°-00'-00" and running northeasterly, a distance of fifty and 86/100 (50.86') feet to a point;

thence turning an interior angle of 270°-00'-00" and running northwesterly, a distance of twenty-one and 17/100 (21.17') feet to a point;

thence turning and interior angle of 90°-00'-00" and running northeasterly, a distance of twenty-one and 05/100 (21.05') feet to a point;

thence turning an interior angle of 240°-47'-57" and running northwesterly, a distance of thirteen and 177/100 (13.177') feet to a point;

thence turning an interior angle of 102°-14'-23" and running northeasterly, a distance of one hundred thirty and 767/1000 (130.767) feet to a point being the northwesterly corner of the parcel herein described;

thence turning an interior angel of 109°-42'-40" and running southeasterly, a distance of eighty-eight and 163/1000 (88.163') feet to a point in the westerly line of High Street;

thence turning an interior angle of 96°-50'-20" and running southerly, bounded easterly by said High Street, a distance of 49/100 (0.49') feet to a point;

thence turning an interior angle of $173^{\circ}-09'-40''$ and running southerly, bounded easterly by said High Street, a distance of one hundred eighty-three and $536/1000$ ($183.536'$) feet to a point;

thence turning an interior angle of $171^{\circ}-12'-50''$ and running southerly, bounded easterly by said High Street, a distance of forty-two and $072/1000$ ($42.072'$) feet to the northerly line of Main Street.

The last described course forms an interior angle of $96^{\circ}-02'-10''$ with the intersection of the first described course.

Said parcel contains 24,372 square feet (0.560 acres) of land.

The herein described parcel is a portion of Parcel C-3a in the Slater Urban Renewal Area is subject to provisions of the Declaration of Restrictions for the Slater Urban Renewal Area applicable to Parcel C-3a.

Meaning and intending to describe the premises conveyed by deed recorded in Book 705 at Page 1817.