

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) Michelle MacKnight - 521-7000
B E-MAIL CONTACT AT FILER (optional) mmacknight@rcfp.com
C SEND ACKNOWLEDGMENT TO (Name and Address) Edward G. Avila, Esquire Roberts, Carroll, Feldstein & Peirce 10 Weybosset Street Providence, RI 02903

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 4 N Properties, LLC	OR		1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS 41 Industrial Lane	CITY West Warwick	STATE RI	POSTAL CODE 02893	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

See Exhibit A attached hereto and incorporated herein by reference.

Filed with RI Secretary of State's Office

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. 2116-588	

EXHIBIT A

Debtor: 4 N Properties, I.I.C
41 Industrial Lane
West Warwick, RI 02893

Secured Party: Bank Rhode Island
One Turks Head Place
Providence, RI 02903

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.

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.

"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 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 located at 41-43 Industrial Lane, West Warwick, Rhode Island, which real estate is more particularly 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.

2116-588 (3202230)

EXHIBIT B

4N Properties LLC

That certain parcel of land situated on the easterly side of Industrial Lane in the Town of West Warwick, County of Kent, State of Rhode Island, bounded and described as follows:

For a more particular description refer to that plan entitled "Administrative Subdivision prepared for 4N Properties LLC location Industrial Lane, West Warwick, RI 1"=80' March 7, 2016 by Boyer Associates".

Beginning at a point in the easterly line of Industrial Lane, said point of beginning being ninety-six and 76/100 (96.76) feet northerly of the northwesterly corner of land n/f belonging to Joseph & Deborah Guthrie, said point of beginning also being in the easterly line of said Industrial Lane; thence running in a general northerly direction bounded westerly by said Industrial Lane a distance of fifty-five and 00/100 (55.00) feet to a point of curve; thence continuing in a general northerly direction bounded westerly by said Industrial Lane following a continuation of said last described line a distance of one hundred forty-seven and 23/100 (147.23) feet to a point of curve; thence continuing in a general northerly, westerly direction bounded westerly and southerly, respectively, by said Industrial Lane along an arc of a curve having a radius of one hundred forty-six and 08/100 (146.08) feet an arc distance of one hundred ninety-seven and 34/100 (197.34) feet to a point of tangency; thence turning and running in a general easterly direction bounded northerly by land n/f belonging to Cook Properties LLC a distance of two hundred three and 46/100 (203.46) feet to an iron pin at an angle point; thence turning an interior angle of 186°-01'-30" and continuing in a general easterly direction bounded northerly by land n/f belonging to Nagel Realty LLC a distance of one hundred eighty-seven and 57/100 (187.57) feet to a point; thence turning an interior angle of 270°-49'-38" and running in a general northerly direction bounded westerly by said Nagel land a distance of two hundred eighty-one and 99/100 (281.99) feet to an iron pin; thence turning an interior angle of 270°-25'-24" and running in a general westerly direction bounded southerly by said Nagel land a distance of one hundred forty and 04/100 (140.04) feet to an iron pin at an angle point in the easterly line of Wightman Street; thence turning an interior angle of 51°-37'-28" and running in a general northeasterly direction bounded northwesterly by land n/f belonging to Alan & Paula Sousa a distance of two hundred thirteen and 35/100 (213.35) feet to a point; thence turning an interior angle of 74°-36'-00" and running in a general southerly direction bounded easterly by land n/f belonging to Anthony Squillante a distance of seventy and 05/100 (70.05) feet to a point; thence turning an interior angle of 270°-00'-00" and running in a general easterly direction a distance of eighty and 00/100 (80.00) feet to a point; thence turning an interior angle of 270°-00'-00" and running in a general northerly direction a distance of eighty-one and 05/100 (81.05) feet to a point of curve in a cul-de-sac on Simon Street, said last two courses being bounded northerly and westerly, respectively, by said Squillante land; thence turning and running in a general easterly and northerly direction along an arc of a curve having a radius of fifty and 00/100 (50.00) feet an arc distance of one hundred nineteen and 76/100 (119.76) feet to a point in the southerly line of said Simon Street; thence turning and running in a general easterly direction bounded northerly by said

Simon Street a distance of one hundred thirty-three and 29/100 (133.29) feet to a point; thence turning an interior angle of 90°-00'-00" and running in a general southerly direction a distance of one hundred nineteen and 05/100 (119.05) feet to a point; thence turning an interior angle of 127°-40'-40" and continuing in a general southerly direction a distance of one hundred sixty-five and 00/100 (165.00) feet to a point; thence turning an interior angle of 169°-19'-20" and continuing in a general southerly direction a distance of one hundred twenty-five and 00/100 (125.00) feet to a point; thence turning an interior angle of 191°-00'-00" and continuing in a general southerly direction a distance of one hundred six and 00/100 (106.00) feet to a point; thence turning an interior angle of 195°-00'-00" and continuing in a general southerly direction a distance of one hundred twenty-seven and 00/100 (127.00) feet to a point; thence turning an interior angle of 190°-00'-00" and continuing in a general southerly direction a distance of one hundred ten and 00/100 (110.00) feet to a point, said last six courses being bounded easterly, respectively, by land belonging to the Town of West Warwick; thence turning an interior angle of 253°-30'-00" and running in a general easterly bounded northerly by said Town land a distance of ninety and 00/100 (90.00) feet to a point in the westerly bank of the Pawtuxet River; thence turning and running in a general southerly direction following the westerly bank of said Pawtuxet River with an interior survey tie line angle of 121°-03'-50" a survey tie distance of eighty and 63/100 (80.63) feet to a point; thence turning an interior angle of 71°-32'-11" and running in a general westerly direction bounded southerly by Lot D on said survey plan a distance of three hundred and 05/100 (300.05) feet to a point; thence turning an interior angle of 270°-00'-00" and running in a general southerly direction bounded easterly by said Lot D on said survey plan a distance of one hundred thirty and 00/100 (130.00) feet to a point; thence turning an interior angle of 90°-00'-00" and running in a general westerly direction bounded southerly by said Lot D on said survey plan a distance of two hundred thirty and 00/100 (230.00) feet to the easterly line of said Industrial Lane at the point and place of beginning. Said last described line forms an interior angle of 90°-00'-00" with first described line.

Said parcel contains 4.99 acres +/-.

Said parcel is subject to an ingress and egress easement called Nunes Lane as shown on said survey plan bounded and described as follows:

For a more particular description refer to that plan entitled "Administrative Subdivision prepared for 4N Properties LLC location Industrial Lane, West Warwick, RI 1"=80' by Boyer Associates".

Beginning at a point in the easterly line of Industrial Lane, said point of beginning being ninety-six and 76/100 (96.76) feet northerly of the northwesterly corner of land n/f belonging to Joseph & Deborah Guthrie, said point of beginning also being in the easterly line of said Industrial Lane; thence running in a general northerly direction bounded westerly by said Industrial Lane a distance of fifty-five and 00/100 (55.00) feet to a point of curve; thence turning and running in a general southerly, easterly direction along an arc of a curve having a radius of twenty-five and 00/100 (25.00) feet an arc distance of thirty-nine and 27/100 (39.27) feet to a point of tangency; thence continuing in a general

easterly direction bounded northerly by other land n/f belonging to 4N Properties LLC a distance of two hundred five and 00/100 (205.00) feet to a point; thence turning an interior angle of 90°-00'-00" and running in a general southerly direction bounded easterly by Lot D on said survey plan and along the easterly terminus of an ingress and egress easement called Nunes Lane as shown on said survey plan a distance of thirty and 00/100 (30.00) feet to a point; thence turning an interior angle of 90°-00'-00" and running in a general westerly direction along the northerly of Lot D on said survey plan a distance of two hundred thirty and 00/100 (230.00) feet to the easterly line of said Industrial Lane at the point and place of beginning. Said last described line forms an interior angle of 90°-00'-00" with first described line.

The ingress and egress easement of Nunes Lane is forty and 00/100 (40.00) feet wide and runs from the easterly line of Industrial Lane to the ~~westerly~~ westerly line of Lot D on said survey plan at the terminus of said Nunes Lane.

4N Properties LLC

Lot D

That certain parcel of land situated on the easterly side of Industrial Lane in the Town of West Warwick, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at a point of curve in the easterly line of Industrial Lane, said point of curve being sixty-one and 76/100 (61.76) feet northerly of the northwesterly corner of land n/f belonging to Joseph & Deborah Guthrie, said point being in the easterly line of said Industrial Lane; thence running in a general northerly direction bounded westerly by said Industrial Lane a distance of thirty-five and 00/100 (35.00) feet to a point; thence turning an interior angle of $90^{\circ}-00'-00''$ and running in a general easterly direction bounded northerly by Nunes Lane as shown on that plan entitled "Administrative Subdivision prepared for 4N Properties LLC location Industrial Lane, West Warwick, RI 1"=80' March 7, 2016 by Boyer Associates" a distance of two hundred thirty and 00/100 (230.00) feet to a point; thence turning an interior angle of $270^{\circ}-00'-00''$ and running in a general northerly direction bounded westerly in part by said Nunes Lane and in part by other land n/f belonging to 4N Properties LLC a distance of one hundred thirty and 00/100 (130.00) feet to a point; thence turning an interior angle of $90^{\circ}-00'-00''$ and running in a general easterly direction bounded northerly by other land n/f belonging to said 4N Properties LLC a distance of three hundred and 05/100 (300.05) feet to a point; thence turning a survey tie line angle of $93^{\circ}-14'-53''$ and running in a general southerly direction a survey tie line distance of three hundred forty-nine and 45/100 (349.45) feet to the northeasterly corner of Lot A as shown on said survey plan, the easterly property line of the herein described parcel actually follows the westerly riverbank line of the Pawtuxet River; thence turning a survey tie line angle of $71^{\circ}-54'-23''$ and running in a general westerly direction bounded southerly by said Lot A on said survey plan a distance of one hundred seventy-seven and 79/100 (177.79) feet to a point, said point being the southeasterly corner of Lot C as shown on said survey plan; thence turning an interior angle of $104^{\circ}-50'-44''$ and running in a general northerly direction bounded westerly by said Lot C on said survey plan a distance of one hundred sixty-three and 34/100 (163.34) feet to a point; thence turning an interior angle of $270^{\circ}-00'-00''$ and running in a general westerly direction bounded southerly by said Lot C on said survey plan a distance of three hundred fifty-three and 00/100 (353.00) feet to a point of tangency of a curve having a radius of twenty-five and 00/100 (25.00) feet; thence continuing in a general westerly, southerly direction bounded southerly and easterly, respectively, by said Lot C on said survey plan an arc distance of thirty-nine and 27/100 (39.27) feet to the point of curve at the point and place of beginning.

Said parcel contains 1.74 acres +/-.

A southerly portion of the above described parcel is subject to an ingress and egress easement bounded and described as follows:

Beginning at a point of curve in the easterly line of Industrial Lane, said point of curve being sixty-one and 76/100 (61.76) feet northerly of the northwesterly corner of land now belonging to Joseph & Deborah Guthrie, said point being in the easterly line of said Industrial Lane; thence running in a general northerly direction bounded westerly by said Industrial Lane a distance of thirty-five and 00/100 (35.00) feet to a point; thence turning an interior angle of 90°-00'-00" and running in a general easterly direction bounded northerly by Nunes Lane as shown on that plan entitled "Administrative Subdivision prepared for 4N Properties LLC location Industrial Lane, West Warwick, RI 1"=80' March 7, 2016 by Boyer Associates" a distance of two hundred thirty and 00/100 (230.00) feet to a point; thence turning an interior angle of 90°-00'-00" and running in a general southerly direction bounded easterly by Lot D on said survey plan a distance of ten and 00/100 (10.00) feet to the northerly line of Lot C on said survey plan; thence turning an interior angle of 90°-00'-00" and running in a general westerly direction bounded southerly by said Lot C on said survey plan a distance of two hundred five and 00/100 (205.00) feet to a point of tangency of a curve having a radius of twenty-five and 00/100 (25.00) feet; thence turning and running in a general westerly, southerly direction bounded southerly, easterly by said Lot C on said survey plan an arc distance of thirty-nine and 27/100 (39.27) feet to the point and place of beginning.

Meaning and intending to create a ten (10.00) foot wide ingress and egress easement to be used by others.