

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

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|---|
| 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 St., 8th Floor 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 Matos Associates, LLC | | | | |
| OR | 1b INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |
| 1c MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
| 37 Wall Street | Bristol | RI | 02809 | 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 BankNewport | | | | |
| OR | 3b INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |
| 3c MAILING ADDRESS | CITY | STATE | POSTAL CODE | COUNTRY |
| P.O. Box 450 | Newport | RI | 02840 | 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/Licenser | | | | |
| 8. OPTIONAL FILER REFERENCE DATA Our File No. 4107-191 | | | | |

EXHIBIT A

| | |
|------------------------------|--|
| <u>Debtor:</u> | Matos Associates, I.I.C 37 Wall Street Bristol, Rhode Island 02809 |
| <u>Secured Party:</u> | BankNewport P.O. Box 450 Newport, Rhode Island 02840 |

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 9-1102(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 9-1102(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 37 and 47 Wall Street and 143 DeWolf Avenue, all in Bristol, 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.

4107-191/3352270

EXHIBIT B

Parcel I

That certain lot or parcel of land with all buildings and improvements thereon, situated on the northerly side of Wall Street and the easterly side of Francis Street in the Town and County of Bristol, State of Rhode Island, laid out and designated as Lot Lettered Parcel B on that certain plat entitled "MINOR SUBDIVISION, MATOS ASSOCIATES, LLC, PLAT, by Stephen M. Murgo, Scale 1"=30', dated Jan. 2012, Plat 37, Lot 6, Wall & Francis Streets & DeWolf Avenue, Bristol, Rhode Island" which plat is recorded in the Land Evidence Records in the Town of Bristol, State of Rhode Island in Plat Location Number 602.

Containing 26,262.6 square feet of land, more or less.

Subject to Drainage Easement and Protective Covenants in Book 1638 Page 283.

Subject to and together with Utility Easement in Book 1638 Page 281.

Subject to and together with Water Easement in Book 1638 Page 287.

Address for reference: 37 Wall Street, Bristol, Rhode Island

Parcel II

That certain lot or parcel of land with all buildings and improvements thereon, situated on the northerly side of Wall Street in the Town and County of Bristol, State of Rhode Island, laid out and designated as Lot Lettered Parcel D on that certain plat entitled "MINOR SUBDIVISION, MATOS ASSOCIATES, LLC, PLAT, by Stephen M. Murgo, Scale 1"=30', dated Jan. 2012, Plat 37, Lot 6, Wall & Francis Streets & DeWolf Avenue, Bristol, Rhode Island" which plat is recorded in the Land Evidence Records in the Town of Bristol, State of Rhode Island in Plat Location Number 602.

Containing 7,980.5 square feet of land, more or less.

Subject to Drainage Easement and Protective Covenants in Book 1638 Page 283.

Subject to and together with Sewer Easement in Book 1638 Page 285.

Subject to and together with Water Easement in Book 1638 Page 287.

Address for reference: 47 Wall Street, Bristol, Rhode Island

Parcel III

That certain lot or parcel of land with all buildings and improvements thereon, situated on the westerly side of DeWolf Avenue in the Town and County of Bristol, State of Rhode Island, laid out and designated as Lot Lettered Parcel C on that certain plat entitled "MINOR SUBDIVISION, MATOS ASSOCIATES, LLC PLAT, by Stephen M. Murgo, Scale 1"=30', dated Jan. 2012, Plat 37 Lot 6, Wall & Francis Streets & DeWolf Avenue, Bristol, Rhode Island" which plat is recorded in the Land Evidence Records in the Town of Bristol, State of Rhode Island, in Plat Location Number 602.

Containing 15,779.8 square feet of land, more or less.

Subject to and together with Drainage Easement and Protective Covenants in Book 1638 at Page 283.

Subject to and together with Utility Easement in Book 1638 at Page 281.

Subject to and together with Water Easement in Book 1638 at Page 287.

Address for reference: 143 DeWolf Avenue, Bristol, Rhode Island

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