

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) Ronald C. Markoff, Esquire/401-272-9330
B E-MAIL CONTACT AT FILER (optional) office@ronmarkoff.com
C SEND ACKNOWLEDGMENT TO: (Name and Address) Law Offices of Ronald C. Markoff 144 Medway Street Providence, RI 02906

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 Roger Williams Brewery LLC				
OR 1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c MAILING ADDRESS 669 Elmwood Avenue, Unit #A1	CITY Providence	STATE RI	POSTAL CODE 02909	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 119 Broadway Newburgh Inc.				
OR 3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c MAILING ADDRESS PO Box 150	CITY Paramus	STATE NJ	POSTAL CODE 07653	COUNTRY USA

4 COLLATERAL: This financing statement covers the following collateral

All fixtures, equipment, insurance policies, personal property and any replacements thereof located at 244 Oak Street, 61-71 Troy Street and 33 Magnolia Street, Providence, Rhode Island as further described in Exhibit "A" attached hereto and made a part hereof.

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"/> Bailor/Bailee <input type="checkbox"/> Licensor/Licensee	
8 OPTIONAL FILER REFERENCE DATA:	

EXHIBIT "A"

Parcel One:

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the northerly side of Magnolia Street in the City of Providence, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point on the northerly side of Magnolia Street, ninety (90) feet easterly from the northeasterly corner of said Magnolia Street and Agnes Street, at the southeasterly corner of land now or formerly of Edward A. Torti;

Thence running in a northerly direction on a line ninety (90) feet easterly from and parallel with the easterly line of Agnes Street bounding westerly on said Torti land, ninety-five (95) feet to a corner of said Torti land;

Thence turning at a right angle and running in an easterly direction in a line parallel with and ninety-five (95) feet northerly from the northerly line, of said Magnolia Street eighty-eight and 75/100 (88.75) feet to an angle;

Thence turning an interior angle of 90° and running southerly two and 55/100 (2.55) feet to an angle;

Thence turning an interior angle of 270° and running easterly thirty-four (34) feet to an angle;

Thence turning an interior angle of 270° and running northerly two and 55/100 (2.55) feet to an angle;

Thence turning an interior angle of 90° and running easterly six (6) feet;

Thence turning and running southerly in a line parallel with and sixty-eight and 25/100 (68.25) feet westerly from the westerly line of Troy Street ninety-five (95) feet to said Magnolia Street, the last six courses bounding on land now or lately of Walter L. Bronhard;

Thence turning and running westerly bounding southerly on said Magnolia Street one hundred twenty-eight and 75/100 (128.75) feet, more or less, to the point or place of beginning.

Property Address:

33 Magnolia Street
Providence, Rhode Island
Plat 37, Lot 1

EXHIBIT "A" continued

Parcel Two:

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

Beginning at the northwesterly corner of Troy and Magnolia Streets; thence northerly bounding easterly on said Troy Street two hundred (200) feet to Oak Street; thence westerly bounding northerly on Oak Street two hundred twenty-seven (227) feet; thence southerly at a right angle in a line parallel with the easterly line of Agnes Street one hundred five (105) feet to a point ninety-five (95) feet northerly of Magnolia Street along the continuation of said line; thence easterly in a line parallel with and ninety five (95) feet northerly of the northerly line of Magnolia Street one hundred eighteen and 75/100 (118.75) feet; thence southerly at a right angle two and 55/100 feet; thence easterly at a right angle thirty-four (34) feet; thence northerly at a right angle two and 55/100 (2.55) feet; thence easterly at a right angle six (6) feet; thence southerly in a line parallel with and sixty-eight and 25/100 (68.25) feet westerly of the westerly line of Troy Street ninety-five (95) feet to Magnolia Street; thence easterly bounding southerly on Magnolia Street sixty-eight and 25/100 (68.25) feet to the point of beginning.

Subject to a right of way recorded in Book 774, Page 143 and referred to in Book 805 at Page 301.

Property Address:

244 Oak Street and
61-71 Troy Street
Providence, Rhode Island
Plat 37, Lot 9

EXHIBIT B

TO FINANCING STATEMENT (UCC) GIVEN BY ROGER WILLIAMS BREWERY LLC, A RHODE ISLAND LIMITED LIABILITY COMPANY, (DEBTOR) TO 119 BROADWAY NEWBURGH INC., A NEW YORK CORPORATION, (SECURED PARTY), REGARDING THOSE CERTAIN PARCELS OF LAND LOCATED AT 244 OAK STREET, 61-71 TROY STREET AND 33 MAGNOLIA STREET, PROVIDENCE, RHODE ISLAND

All structures, fixtures and appliances now or hereafter placed on the real property noted above, or used therewith, including without limiting, the generality of the foregoing, portable or sectional buildings; bathroom, plumbing, heating, lighting, refrigerating, ice making, ventilating and air-conditioning apparatus and equipment; electric power generating systems, steam engines, shafting, power transmission units, blower systems, garbage incinerators, disposals and receptacles, refrigerators, dishwashers, washing machines and dryers; elevators and elevator machinery; hot water heaters, oil burners, fuel storage tanks and bins, manual and mechanical stokers, heating controls, ovens, boilers, stoves, tanks, motors, sprinkler and fire extinguishing systems; door bell and alarm systems, window shades, venetian blinds, screens, awnings, screen doors; storm and other detachable windows and doors; mantels; built-in cases, counters, closets, chests of drawers and mirrors; fences, partitions, attached floor coverings; sound deadening materials; trees, hardy shrubs and perennial flowers; and any and all fixtures, whether or not included in the foregoing enumeration; all furnishings, equipment and articles of personal property now owned by the Debtor which are now attached to, appurtenant to or used in connection with the aforesaid premises; all of the foregoing, together with any and all additions, accessions or replacements thereto and substitutions therefor; all proceeds of any character, from the sale, exchange, or other disposal of said fixtures, furnishings, equipment or articles of personal property; all present and future rents, issues and profits of the said premises; all prior, pending and future tax abatements thereon; and all leases and tenancies affecting the said premises; all accounts receivable of debtor with respect to the premises.