RI SOS Filing Number: 202022519250 Date: 3/24/2020 11:57:00 AM



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UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS 9 NAME OF FIRST DEBTOR: Same as the 1a or 1b on Financing Statement, if time 1b was left blank because individual Debtor name did not fit, check here 9a ORGANIZATION'S NAME Drowneville Associates L.L.C. OR 95 INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/IN TIAL(S) THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY 10 DEBTOR'S NAME Provide (10s 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 100 10a ORGANIZATION'S NAME 1Cb INDIVIDUAL S SURNAME NDIVIDUAL S FIRST PERSONAL NAME INDIVIDUAL'S ADDIT ONAL NAME(S)/INITIAL(S) SUFFIX 10c VAILING ADDRESS POSTAL CODE COUNTRY CITY STATE ASSIGNOR SECURED PARTY'S NAME Provide only one name (11a or 11b) ADDITIONAL SECURED PARTY'S NAME OF 11a ORGANIZATION'S NAME OR 115 INDIVIDUAL'S SURNAVE FIRST PERSONAL NAVE ADDITIONAL NAME(S)/INIT-AL(S) SUFF X 11c MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY 12 ADDITIONAL SPACE FOR ITEM 4 (Collateral) This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS (if applicable) 14. This FINANCING STATEMENT covers timber to be cut covers as extracted co-lateral is filed as a fixture filing 15. Name and address of a RECORD OWNER of real estate described in item 16. 16. Description of real estate (if Debtor does not have a record interest) Street Addresses: Not Applicable 121 Broadcommon Road, 125 Broadcommon Road, 0 Broadcommon Road (Tax Assessor's Map 87, Lot 20) and 0 Ballou Road (Tax Assessor's Map 87, Lot 26), Bristol, Rhode Island Legal Description: See Exhibit A, attached hereto and incorporated herein by reference 17 MISCELLANEOUS

EXHIBIT A

LEGAL DESCRIPTION

Parcel Designated as 125 Broadcommon Road:

That certain lot or parcel of land together with any improvements thereon, situated on the northerly side of Broad Common Road, in the Town and County of Bristol, State of Rhode Island, laid out and designated as Lot 11 on that plat entitled, "PHASE II, EAST BAY INDUSTRIAL PARK, BRISTOL, R.I." which plat is recorded in the Records of Land Evidence in the Town of Bristol on March 27, 1987.

Said premises are conveyed subject to a 20 foot wide sanitary sewer easement running the entire width of the lot, parallel to and adjoining the north property line.

Said premises are conveyed subject to all matters, restrictions, and agreements of record including but not limited to "EAST BAY INDUSTRIAL PARK - DECLARATION OF RESTRICTIVE COVENANTS" which was recorded in the Bristol Records of Land Evidence on April 19, 1987.

Parcel Designated as 121 Broadcommon Road:

That certain lot or parcel of land together with any improvements thereon, situated on the northerly side of Broad Common Road, in the Town and County of Bristol, State of Rhode Island, laid out and designated as Lot 12 on that plat entitled, "PHASE A-II, EAST BAY INDUSTRIAL PARK, BRISTOL, R.I." which plat is recorded in the Records of Land Evidence in the Town of Bristol on March 27, 1987.

Said premises are conveyed subject to a 20 foot wide sanitary sewer easement running the entire width of the lot, parallel to and adjoining the north property line.

Said premises are conveyed subject to all matters, restrictions, and agreements of record including but not limited to "EAST BAY INDUSTRIAL PARK - DECLARATION OF RESTRICTIVE COVENANTS" which was recorded in the Bristol Records of Land Evidence on April 19, 1987.

Parcels Designated as 0 Broadcommon Road and 0 Ballou Boulevard:

Those certain parcels of land situated on the easterly side of Ballou Boulevard in the Town and County of Bristol, State of Rhode Island, and further described as lots 13A & 13B on a plat entitled, "SUBDIVISION PLAT EAST BAY INDUSTRIAL PARK, BALLOU ROAD, BRISTOL, RI BY FUSS & O'NEILL, INC. CONSULTING ENGINEERS DATED 5/17/99 AS REVISED JULY 8, 1999, MICHAEL P. SOUSA, REGISTERED PROFESSIONAL ENGINEER; APPROVED BY THE BRISTOL PLANNING BOARD ON JULY 14, 1999" and recorded in the Land Evidence Records of the Town of Bristol, State of Rhode Island on August 24, 1999 in Hanging Folder Number 362.

PROPERTY ADDRESS (FOR REFERENCE PURPOSES ONLY):

125 Broadcommon Road (AP 87 Lot 7)

121 Broadcommon Road (AP 87 Lot 19)

0 Broadcommon Road (AP 87 Lot 20)

0 Ballou Boulevard (AP 87 Lot 26)

Bristol, RI

EXHIBIT B TO UCC-1 FINANCING STATEMENT

Debtor:

Drowneville Associates L.L.C.

121 Broadcommon Road

Bristol, RI 02809

Secured Party:

Rockland Trust Company

288 Union Street Rockland, MA 02370

All the 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 Land and the Improvements (as defined in the (Open-End) Mortgage granted by the Debtor to the 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. Fixtures: All fixtures or items which may be deemed to be fixtures now or hereafter owned by Debtor or in which Debtor has an interest, and placed in or upon the Land or the Improvements or now or hereafter attached to, installed in or used in connection with the Land or Improvements including, but not limited to, portable or sectional buildings, bathroom, plumbing, heating, lighting, refrigerating, ventilating and air conditioning apparatus and equipment, garbage incinerators and receptacles, elevators and elevator machinery, boilers, furnaces, stoves, tanks, motors, sprinkler and fire detection and extinguishing systems, doorbell, alarm and security systems, window shades, screens, awnings, doors, storm and other detachable windows and doors, partitions, built in cases, counters and other fixtures, whether or not included in the foregoing listing, (all as described in this paragraph being hereinafter collectively referred to as the "Fixtures");
- B. <u>Appurtenances:</u> All easements, covenants, agreements, rights of way, licenses, rights, privileges, and appurtenances belonging to or inuring to the benefit of the Land and all right, title and interest of Debtor in and to the land lying within any street or roadway adjoining the Land and all right, title and interest of Debtor in and to any vacated or hereafter vacated streets or roads adjoining the Land (all hereinafter collectively referred to as the "Appurtenant Rights");
- C. <u>Leases:</u> All leases, tenancies, and occupancies, whether written or not, regarding all or any portion of the Land or Improvements (hereinafter, the "<u>Leases</u>"), all guarantees and security relating thereto, together with all income and profit arising therefrom and all payments due or to become due thereunder (including any purchase option); and

D. <u>Awards:</u> All proceeds received from the sale, exchange, collection or other disposition of any of the Land, Improvements, Appurtenances or Leases including, without limitation, insurance proceeds relating to all or any portion of the foregoing and all awards, damages, proceeds, or refunds from any state, local, federal or other takings of, and all municipal tax abatements relating to, all or any portion of the foregoing.

The Premises are known as 121 Broadcommon Road, 125 Broadcommon Road, 0 Broadcommon Road (Tax Assessor's Map 87, Lot 20) and 0 Ballou Road (Tax Assessor's Map 87, Lot 26), Bristol, Rhode Island.