

3

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Joanne Rouette (401) 272-5800
B. E-MAIL CONTACT AT FILER (optional) jrouette@simmons1td.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px; width: fit-content;"> Simmons Associates, Ltd. 56 Pine Street Providence, RI 02903 Attn: JVK </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 Drowneville Associates L.L.C.				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 121 Broadcommon Road		CITY Bristol	STATE RI	POSTAL CODE 02809
			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:

The Collateral consists of all Fixtures, Appurtenances, Leases and Awards, and other properties, and assets of the Debtor now or hereafter related or located at the Real Estate being in the Town of Bristol, County of Bristol, and State of Rhode Island, and having street addresses of 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, as more particularly described on Exhibit A attached hereto and incorporated herein by reference, and including, but not limited to, the Collateral described on Exhibit B attached hereto and incorporated herein by reference.

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: RI Secretary of State-\$1,710,000 Bridge Loan	

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9 NAME OF FIRST DEBTOR Same as line 1a or 1b on Financing Statement, if line 1b was left blank because individual Debtor name did not fit, check here ☐

9a ORGANIZATION'S NAME

Drowneville Associates L.L.C.

OR

9b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10 DEBTOR'S NAME Provide (10a 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 10c

10a ORGANIZATION'S NAME

OR

10b INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11 ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME Provide only one name (11a or 11b)

11a ORGANIZATION'S NAME

OR

11b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12 ADDITIONAL SPACE FOR ITEM 4 (Collateral)

13 ☐ 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 collateral ☐ is filed as a fixture filing

15 Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest)

16 Description of real estate

Not Applicable

Street Addresses:

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. Appurtenances: 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. Leases: All leases, tenancies, and occupancies, whether written or not, regarding all or any portion of the Land or Improvements (hereinafter, the "Leases"), 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. Awards: 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.