

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Mark A. Charleson
B. E-MAIL CONTACT AT FILER (optional) mac@pmlawpc.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Parnagian & Marinelli, PC 2181A Post Road Warwick, RI 02886

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 POWERHOUSE REALTY, LLC				
OR	1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
356 COMSTOCK PARKWAY	CRANSTON	RI	02921	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 BUILDER FINANCIAL SERVICES, LLC				
OR	3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
PO BOX 217	WEST KINGSTON	RI	02892	USA

4. COLLATERAL: This financing statement covers the following collateral

See Rider and Exhibit "A", 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 Transferring 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/Bailor <input type="checkbox"/> Licensee/Licensor				
8. OPTIONAL FILER REFERENCE DATA.				

SECURED PARTY: BUILDER FINANCIAL SERVICES, LLC

DEBTOR: POWERHOUSE REALTY LLC

RIDER TO FINANCING STATEMENT

 WALDRON AVE, CRANSTON, RI

(CRANSTON TAX ASSESSOR PLAT 9/3, LOT , LOT A on SUBDIVISION
RECORDED AT CRANSTON LAND EVIDENCE RECORDS AT MAP 1020)

The Financing Statement covers the following types or items of property, whether now owned or hereafter acquired:

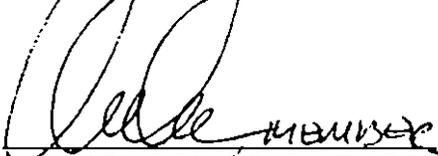
- (a) All furniture, fixtures, vehicles, machinery, equipment, tools, accessories, supplies, accounts receivable, and other materials, goods and items of every type, nature or description, and any and all additions, accessions, substitutions thereto or therefor, which may, at any time be installed within or placed in, at, upon or within, or used or useful in the operation, maintenance, repair and occupation of the land and/or buildings and improvements at the premises located at WALDRON AVE, CRANSTON, RHODE ISLAND, more particularly described in Exhibit "A", attached hereto (the "Premises") or any portion or unit thereof;
- (b) All leases, tenancies and occupancies, whether written or not, regarding all or any portion of the foregoing, all guaranties and security relating thereto, together with all income and profit arising therefrom or from the Premises or any of the foregoing, and all payments due or to become due thereunder including, without limitation, all rent, additional rent, damages, insurance payments, taxes, insurance proceeds, condemnation awards, or any payments with respect to options contained therein (including any purchase option);
- (c) Any other property of the Debtor in which the Secured Party may in the future be granted an interest;
- (d) Any and all licenses and permits presently or hereafter owned by the Debtor with respect to the Premises;
- (e) All funds held by the Debtor as tax or insurance escrow payments with respect to the Premises;
- (f) All proceeds received from the sale, exchange, collection or other disposition of any property located in the Premises or any of the

foregoing, including, without limitation, equipment, inventory, goods, documents, securities, accounts, chattel paper and general intangibles; all 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; and

- (g) All rights, remedies and privileges pertaining to any of the foregoing.

Entered into as of the 4~~th~~ day of JUNE 2021.

POWERHOUSE REALTY LLC


By: MARK REO, SOLE MEMBER

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

On this 4~~th~~ day of JUNE 2021, before me personally appeared the above-named MARK REO, in his/her capacity as authorized person of POWERHOUSE REALTY LLC, to me known and known by me to be the party executing the foregoing instrument and acknowledged said instrument and the execution thereof, to be his/her free act and deed and the free act and deed of said company.


NOTARY PUBLIC
My Commission expires:

Steven J. Ferdinandi
Notary Public
State of Rhode Island
Notary Number 5308
My Commission Expires: 6/28/2021

(attach legal description)

EXHIBIT A

That certain lot or parcel of land, together with all the buildings and improvements thereon, situated in the City/Town of Cranston, County of Providence and State of Rhode Island, designated as:

BEING laid out and designated as New Lot A on that certain plat of land entitled: "Record Plan Minor Subdivision Replat of Record Lots 568, 569 & 570 Limited Boundary Survey Assessors Plat 9-3 Lots 1155-1157 Cranston, Rhode Island Prepared For: Powerhouse Realty, LLC Prepared By: Englehardt Surveying, LLC Scale 1"= 10' January, 2021", which said plat is recoded in the Cranston Land Evidence Records as Map 1020.

For Identification Purposes Only:

___ WALDRON AVE., CRANSTON, RI

CRANSTON Tax Assessor's Plat 9/3, Lot ___

Lot A on Subdivision recorded at Cranston Land Evidence Records MAP 1020