

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 GUARRIELLO BUILDERS, LLC				
OR	1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
80 TUCKERTOWN ROAD	WAKEFIELD	RI	02879	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 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	

SECURED PARTY: BUILDER FINANCIAL SERVICES, LLC

DEBTOR: GUARRIELLO BUILDERS, LLC

RIDER TO FINANCING STATEMENT

66 RIVER HEIGHTS DRIVE, SOUTH KINGSTOWN, RI

SOUTH KINGSTOWN TAX ASSESSOR PLAT 58-1, LOT 104)

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 **66 RIVER HEIGHTS DRIVE, SOUTH KINGSTOWN AP 58-1, LOT 104 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.

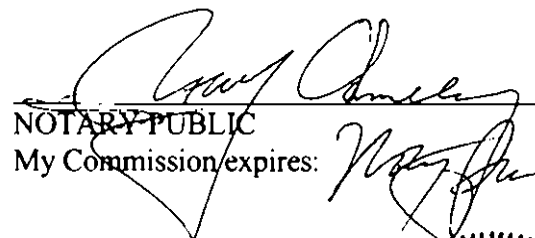
Entered into as of the 18th day of August, 2021.

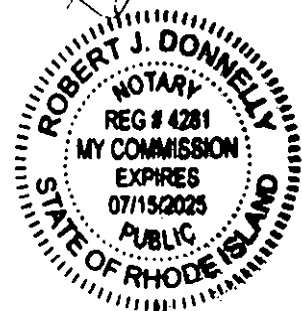
GUARRIELLO BUILDERS, LLC


By: KEVIN GUARRIELLO, MEMBER

STATE OF RHODE ISLAND
COUNTY OF Washington

On this 18th day of August, 2021, before me personally appeared the above-named KEVIN GUARRIELLO, in his/her capacity as authorized person of GUARRIELLO BUILDERS, 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: Notary



(attach legal description)

Exhibit A
(Legal Description)

That certain tract of land located on the northwesterly sideline of River Heights Drive, said tract of land being or more particularly shown and described as "Lot 3" on a plan of land entitled: "Final Subdivision - Lotting Plan, "Monsignor Clarke School" 5074 Tower Hill Road, South Kingston, RI; prepared by: InSite Engineering Services, LLC; Revised date: December 19, 2017 - FINAL, Land Evidence Map # 2018-4, said tract of land being more particularly described as follows:

Beginning at an Iron Rod along the northerly sideline of River Heights Drive; thence running

N 50°04'04" W 185.95 feet to a corner point; thence continuing;

107.70 feet along said line to an Iron Rod; thence running

N 49°16'03" E 86.46 feet to a corner point; thence running;

S 66°23'11" E 44.97 feet to a corner point; thence running;

N 49°32'43" E 172.29 feet to a corner point; thence running;

N 06°15'09" W 50.19 feet to a corner point; thence running;

N 49°16'03" E 93.38 feet to an Iron Rod; thence running;

S 13°27'48" E 332.90 feet to an Iron Rod; thence running;

Southwesterly, a distance of 200.00 feet along a non-tangent curve to the right of which the radius point lies N 41°10'27" W a radius of 2,604.00 feet, and having a central angle of 04°24'02" to an Iron Rod, said Point Being the POINT OF BEGINNING.

The above described tract of land for roadway purposes contains an area of 80,209 square feet (1.841 acres) more or less and is subject to and has the benefit of easements and restrictions of record.

Property Address:

66 River Heights Drive
South Kingstown, RI
AP: 58-1 Lot: 104