

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) Jim Kelly- 401-272-5800	
B E-MAIL CONTACT AT FILER (optional) jkelly@simmonsllc.com	
C SEND ACKNOWLEDGMENT TO: (Name and Address) Simmons Associates, Ltd. 155 South Main Street, Suite 301 Providence, RI 02903 Attn: JVK	

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 RAMI ASSOCIATES, LLC			1b INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S); INITIAL(S)	SUFFIX
1c MAILING ADDRESS 26 Loring Avenue			CITY Providence		STATE RI	POSTAL CODE 02906	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			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 The Washington Trust Company			3b INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S); INITIAL(S)	SUFFIX
3c MAILING ADDRESS 23 Broad Street			CITY Westerly		STATE RI	POSTAL CODE 02891	COUNTRY USA

4. COLLATERAL This Financing statement covers the following collateral:

The Collateral consists of all assets of the Debtor, including, without limitation, all Personal Property of the Debtor now or hereafter related or located at the Real Estate known as 198 Sand Hill Cove Road, Town of Narragansett, State of Rhode Island, and as more particularly described on Exhibit A attached hereto and incorporated herein by reference, and including, but not limited to, the Collateral as more particularly described on Exhibit B attached hereto and incorporated herein by reference.

5. Check only if applicable and check only 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 only if applicable and check only 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 only if applicable and check only one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessor/Lessor <input type="checkbox"/> Consignor/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailor/Bailor <input type="checkbox"/> Licensed Licenser			
8. OPTIONAL FILER REFERENCE DATA RI Secretary of State-Mortgage Term 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

RAMI ASSOCIATES, LLC

OR 9b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S); INITIAL(S)

SUFFIX

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10. DEBTOR'S NAME Provide (10a or 10b) only one additional Debtor name or Debtor name that does not fit on line 1b or 2b of the Financing Statement (Form UCC-1) (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 REAL ESTATE OWNER of real estate described in item 16 (if Debtor does not have a record interest)

Not Applicable

16 Description of real estate

Street Address:

198 Sand Hill Cove Road, Narragansett, Rhode Island

Legal Description:

See Exhibit A, attached hereto and incorporated herein by reference

17 MISCELLANEOUS:

Exhibit A

That certain lot or parcel of land together with all buildings and improvements thereon, located on the southerly side of Sand Hill Cove Road, in the Town of Narragansett, County of Washington and State of Rhode Island, bounded and described as follows:

Beginning at a point in the southerly line of Sand Hill Cove Road, said point being the northwest corner of land now or formerly of Nicholas Cardi et ux, said point also being the northeast corner of the herein described parcel;

Thence running in a westerly direction in and along the southerly line of said Sand Hill Cove a distance of 100.00' feet to a point;

Thence turning an interior angle of $90^{\circ}-00'-00''$ and running in a southerly direction, bounded westerly by land now or formerly of Richard W. and Marion S. Moore, a distance of 70.00' feet to a point;

Thence turning an interior angle of $270^{\circ}-00'-00''$ and running in a westerly direction, bounded northerly by said Moore land, a distance of 13.00' feet, to a point;

Thence turning an interior angle of $90^{\circ}-00'-00''$ and running in a southerly direction, bounded westerly by said Moore land, a distance of 222.73' feet, more or less, to a point;

Thence turning an interior angle of $85^{\circ}-06'-40''$ and running in an easterly direction, bounded southerly by the Atlantic Ocean, a distance of 31.00' feet, more or less, to a point;

Thence turning an interior angle of $110^{\circ}-41'-40''$ and running in a northeasterly direction, bounded southeasterly by said Cardi land, a distance of 301.48' feet, more or less, to the point and place of beginning; said first and last courses intersecting to form an interior angle of $74^{\circ}-11'-40''$, all of which contain an area of 20,000 sq. ft.

Property Address:

198 Sand Hill Cove Road

Narragansett, RI 02882

Assessor's Plat: I-G; Lot: 80-1

EXHIBIT B
TO UCC-1 FINANCING STATEMENT

Debtor: **RAMI ASSOCIATES, LLC**
26 Loring Avenue
Providence, RI 02906

Secured Party: **The Washington Trust Company**
23 Broad Street
Westerly, RI 02891

All the tangible and intangible personal property (including goods, equipment, machinery, tools and other personal property described herein) and 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 Premises and the Improvements (as defined in the (Open-End) Mortgage Deed, Security Agreement, Assignment of Leases and Rents and Fixture Filing from Debtor in favor of 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. **EQUIPMENT, ETC.:** All of Debtor's interest in and to all equipment, fixtures, inventory, goods, materials, supplies, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, licenses, other rights, bank deposits and other accounts, cash, and general intangibles, whether now or hereafter existing, for use on or in connection with the Premises.

B. **PROCEEDS FOR DAMAGE TO THE MORTGAGED PROPERTY:** All proceeds (including without limitation, insurance and condemnation proceeds) including interest thereon, paid for any damage done to the Mortgaged Property (as defined in the Mortgage) or any part thereof, or for any portion thereof appropriated for any character of public or quasi-public use in accordance with the provisions, terms and conditions set forth in the Mortgage.

C. **LEASES AND RENTS:** All of the Debtor's right, title and interest in and to any leases or other agreements for use of any of the Premises or Improvements and all rents, security deposits, and other proceeds, products, offspring or profits of such leases and other agreements, in each case whether now or hereafter existing, relating to the Premises or Improvements, as provided in the Mortgage.

D. **FIXTURES.** All of the Debtor's 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 Premises or now or hereafter attached to, installed in or used in connection with the Premises, including, but not limited to, marina related fixture type amenities, including decks, boat

launching facilities, floating docks, fixed piers, dry stack boat storage structures, wet slips, and associated moorings, along with 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");

E. UTILITY DEPOSITS: All right, title and interest of the Debtor in and to all monetary deposits which Debtor has been or will be required to give to any public or private utility with respect to utility services furnished or to be furnished to the Premises.

F. RECORDS: All of the records and books of account now or hereafter maintained by Debtor in connection with the operation of the Premises.

G. NAME AND GOODWILL: The right, in event of foreclosure under the Mortgage of the Mortgaged Property, to take and use any name by which the Mortgaged Property is then known or any variation of the words hereof, and the goodwill of Debtor with respect thereto.

The Premises is located in the Town of Narragansett, State of Rhode Island, and has a street address of 198 Sand Hill Cove Road, Narragansett, Rhode Island.