

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) Sanford J. Resnick Esq. 401.738-4500
B E-MAIL CONTACT AT FILER (optional) sresnick@resnickandcaffrey.com
C SEND ACKNOWLEDGMENT TO: (Name and Address) Resnick and Caffrey, PC 300 Centerville Road Summit West Suite 300 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 WSA Property, Inc.	FIRST PERSONAL NAME			ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
OR 1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME			ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c MAILING ADDRESS 150 Franklin Street	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	FIRST PERSONAL NAME			ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
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 or ASSIGNOR SECURED PARTY) Provide only one Secured Party name (3a or 3b)

3a ORGANIZATION'S NAME Berkshire Bank	FIRST PERSONAL NAME			ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
OR 3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME			ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c MAILING ADDRESS P.O. Box 1308	CITY Pittsfield	STATE MA	POSTAL CODE 01202	COUNTRY USA		

4. COLLATERAL This financing statement covers the following collateral:

- I. PREMISES: 530 Wood Street, Bristol, Rhode Island 02809 as more particularly described in the Exhibit A attached hereto (the "Mortgaged Property").
- II. IMPROVEMENTS: All improvements now or hereafter situated upon the Mortgaged Property, together with all fixtures now or hereafter owned by the Debtor or in which Debtor has an interest (but only to the extent of such interest) and placed in or upon the Mortgaged Property or the buildings or improvements thereon (collectively the "Improvements").
- III. EASEMENTS: Any easement, bridge, or right of way, contiguous or adjoining the Mortgaged Property and the Improvements thereon, and all other easements, if any, inuring to the benefit of the Mortgaged Property.
- IV. LEASES AND RENTS: All of the Debtor's right, title and interest in and to any leases or other agreements for use of the Mortgaged Property or the Improvements and all rents, security deposits, and other proceeds of such leases and other agreements, in each case whether now or hereafter existing, relating to the Mortgaged Property or the Improvements, as provided in a Mortgage Deed, Security Agreement and Assignment of Leases and Rents of even date herewith delivered by the Debtor to the Secured Party. (continued on UCC1AD UCC Financing Statement Addendum)

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/Bailee <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA RI Secretary of State	

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 WSA Property, Inc.
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
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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
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12 ADDITIONAL SPACE FOR ITEM 4 (Collateral)
V. PERSONAL PROPERTY & FIXTURES: All goods, equipment, machinery, tools, and other personal property and fixtures of every kind and description now or hereafter owned by the Debtor or in which Debtor has an interest (but only to the extent of such interest) and situated or to be situated upon or used in connection with the Mortgaged Property or the Improvements, together with any renewals, replacements, or additions thereto or substitutions therefore, and all proceeds and products thereof now or hereafter located at, or used in connections with the operation of the Mortgaged Property or the Improvements, including without limitation the following set forth in Exhibit B attached hereto.

<p>13 <input type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS (if applicable)</p> <p>15 Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest)</p>	<p>14 This FINANCING STATEMENT <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input checked="" type="checkbox"/> is filed as a fixture filing</p> <p>16 Description of real estate See Exhibit A attached hereto and incorporated herein by reference.</p>
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17 MISCELLANEOUS

PROPERTY DESCRIPTION

That certain tract or parcel of land with any and all buildings and improvements thereon, situated on the easterly side of Wood Street, in the Town and County of Bristol, State of Rhode Island, and bounded and described as follows:

Beginning at the northwesterly corner of the herein described parcel, said point lying on the easterly line of Wood Street 242.46 feet south from the southeasterly intersection of Wood Street and Franklin Street, which point is also the southwest corner of land now or lately of Elder Care One, Inc.

Thence easterly, bounded northerly by said land now or lately of Elder Care One, Inc., turning an interior angle of $89^{\circ}53'40''$ a distance of 61.35' feet, to a point, thence turning an interior angle of $180^{\circ}38'27''$ a distance of 158.10' feet to land now or lately of Elder Care Two, Inc., for a corner,

Thence southerly turning an interior angle of $87^{\circ}19'16''$ a distance of 42.24' feet, to a point;

Thence turning an interior angle of $181^{\circ}51'37''$ a distance of 32.22' feet, for a corner,

Thence easterly turning an interior angle of $270^{\circ}13'42''$ a distance of 23.01' feet, for a corner,

Thence southerly turning an interior angle of $89^{\circ}57'47''$ a distance of 72.49' feet, to a point for a corner, which point is on the northerly boundary of (unit 50) on that Condominium Plat entitled "BRISTOL INDUSTRIAL PARK CONDOMINIUM, BRISTOL, RHODE ISLAND, AP 29 LOT 1, BY WATERMAN ENGINEERING CO., CIVIL ENGINEERS – SURVEYORS, EAST PROVIDENCE, RHODE ISLAND," on January 13, 1989 at 11:13AM at plat envelope 213;

The last four courses being bounded by land now or lately of Elder Care Two, Inc.;

Thence westerly turning an interior angle of $89^{\circ}50'38''$ a distance of 94.85' feet, for a corner,

Thence turning an interior angle of $270^{\circ}25'41''$ a distance of 1.59' feet, for a corner;

Thence westerly turning an interior angle of $89^{\circ}42'09''$ a distance of 9.76' feet for a corner,

Thence southerly turning an interior angle of $269^{\circ}58'40''$ a distance of 42.74 feet, for a corner;

Thence westerly turning an interior angle of $90^{\circ}03'45''$ a distance of 19.01' feet, for a corner;

Thence southerly turning an interior angle of $269^{\circ}59'24''$ a distance of 71.58' feet, to a point for a corner, which point is the southeasterly corner of Phase L (unit 81) on that Condominium Plat Entitled, "BRISTOL INDUSTRIAL PARK CONDOMINIUM, BRISTOL, RHODE ISLAND, AP 29 LOT 1, BY WATERMAN ENGINEERING CO., CIVIL ENGINEERS – SURVEYORS, EAST PROVIDENCE, RHODE ISLAND," on January 13, 1989 at 11:13AM at plat envelope 213;

Thence westerly turning an interior angle of $89^{\circ}47'45''$ a distance of 116.74' feet, to a point on the easterly line of Wood Street, for a corner;

The last nine courses being bounded by Unit 50 on that Condominium Plat entitled, "BRISTOL INDUSTRIAL PARK CONDOMINIUM, BRISTOL, RHODE ISLAND, AP 29 LOT 1, BY WATERMAN ENGINEERING CO., CIVIL ENGINEERS – SURVEYORS, EAST PROVIDENCE, RHODE ISLAND," on January 13, 1989 at 11:13AM at plat envelope 213;

Thence northerly turning an interior angle of $90^{\circ}17'29''$ a distance of 260.44' feet, along the easterly line of Wood Street, to the point and place of beginning.

However otherwise bounded and described, meaning and intending to convey Parcel C on that plan entitled "PERIMETER SURVEY

PROPERTY DESCRIPTION
(Continued)

FOR MOSAICO COMMUNITY DEVELOPMENT CORPORATION (APPLICANT) PO BOX 746, BRISTOL, RHODE ISLAND AT 530 WOOD STREET, BRISTOL, RHODE ISLAND BY LOUIS FEDERICI & ASSOCIATES – LAND SURVEYORS," dated September 15, 1996 revised May 21, 1997 and recorded in the Land Evidence Records for the Town of Bristol at plat envelope 333.

For further reference see Phases G, H, I, J, K, L delineated on that Condominium Plat entitled, "BRISTOL INDUSTRIAL PARK CONDOMINIUM, BRISTOL, RHODE ISLAND, AP 29 LOT 1, BY WATERMAN ENGINEERING CO., CIVIL ENGINEERS – SURVEYORS, EAST PROVIDENCE, RHODE ISLAND," on January 13, 1989 at 11:13AM at plat envelope 213.

Otherwise laid out and delineated as Lot 59 on Town of Bristol Assessor's Plat 29.

Together with a non-exclusive perpetual right of ingress and egress for pedestrian fire access and passage to and from a certain fire exit upon, over and across the parcel of land adjoining and south of the premises particularly described as building 5 (unit 80), which point begins on the southerly boundary of (unit 80) through building 7 (unit 50) on that condominium Plat entitled, , "BRISTOL INDUSTRIAL PARK CONDOMINIUM, BRISTOL, RHODE ISLAND, AP 29 LOT 1, BY WATERMAN ENGINEERING CO., CIVIL ENGINEERS – SURVEYORS, EAST PROVIDENCE, RHODE ISLAND," on January 13, 1989 at 11:13AM at plat envelope 213, to an existing "access easement" to the easterly line of Wood Street as shown on the above referenced plat entitled "PERIMETER SURVEY FOR MOSAICO COMMUNITY DEVELOPMENT CORPORATION (APPLICANT) PO BOX 746, BRISTOL, RHODE ISLAND AT 530 WOOD STREET, BRISTOL, RHODE ISLAND BY LOUIS FEDERICI & ASSOCIATES – LAND SURVEYORS."

Together with and subject to all easements as shown on that plat entitled "PERIMETER SURVEY FOR MOSAICO COMMUNITY DEVELOPMENT CORPORATION (APPLICANT) PO BOX 746, BRISTOL, RHODE ISLAND AT 530 WOOD STREET, BRISTOL, RHODE ISLAND BY LOUIS FEDERICI & ASSOCIATES – LAND SURVEYORS," dated September 15, 1996 revised May 21, 1997.

Together with and subject to access and utility easements at Book 641 Page 73, Book 641 Page 76 and Book 641 Page 58.

Together with and subject to access and easement maintenance agreement at Book 641 Page 62.

Together with and subject to a party a wall agreement at Book 641 Page 64 and Book 641 Page 67.

Meaning and intending to describe the same premises conveyed by Quitclaim Deed dated June 27, 2019 and recorded with the Land Evidence Records in the Town of Bristol on June 28, 2019 at 9:09 AM in Book 1987 at Page 94.

FOR REFERENCE ONLY:

530 Wood Street
Bristol, RI
APLAT: 29 LOT: 59