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## UCC FINANCING STATEMENT ADDENDUM

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## **EXHIBIT A**

## **LEGAL DESCRIPTION FOR:**

288 Market Street, Warren, Rhode Island

Those certain lots or parcels of land, with the buildings and improvements thereon, situated in the Town of Warren, State of Rhode Island, more particularly described as follows:

PARCEL I:

Those certain lots or parcels of land with buildings and improvements thereon situated on the westerly side of Market Street and the southerly side of Palmer Avenue in the Town of Warren, State of Rhode Island, laid out and designated as Lots Nos. 1, 2, 16, 17 and 18 on that plan entitled: "REGATTA-PARK NO. 2 WARREN, R.I. BELONGING TO HENLEY AND GOGGIN WALTER J. GRADY, ENGR., MAY 1911" which Plat is recorded in the Land Evidence Records in said Town of Warren on Plat Card 43.

EXCEPTING the portion of Lots Nos. 1 and 2 taken by State of Rhode Island for the widening of Market Street. PARCEL II:

Those certain lots or parcels of land with all the buildings and improvements thereon situated on the westerly side of Market Street and the northerly side of Connolly Avenue in the Town of Warren, State of Rhode Island, laid out and designated as Lots No. 25, 26, 27 and 28 on that plan entitled "REGATTA PARK, WARREN, R.I. BELONGING TO HENLEY AND GOGGIN WALTER J. GRADY, ENGR., APRIL 1911" which plat is recorded in the Land Evidence Records in said Town of Warren on Plat Card 43.

EXCEPTING the portion of said Lots taken by the State of Rhode Island for the widening of Market Street.

Property Address:

288 Market Street Warren, RI 02885 Plat 21, Lot 112

## EXHIBIT B TO UCC-1 FINANCING STATEMENT

Debtor:

Azimuth, LLC

3701 Glebe Meadow Way Edgewater, MD 21037

Secured Party:

Bluestone Bank 756 Orchard Street Raynham, MA 02767

All "Property" (as defined in that certain Commercial Mortgage, Security Agreement, and Assignment of Leases and Rents from Debtor in favor of the Secured Party (the "Mortgage")), and as shall mean that certain parcel of land and the fixtures, structures and improvements, 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 Property, including without limitation the following:

- (i) all personal property constituting fixtures, as that term is defined in the Uniform Commercial Code, now or hereafter thereon located at the address set forth below, as more particularly described in Exhibit A attached hereto, together with:
  - (ii) all rights now or hereafter existing, belonging, pertaining or appurtenant thereto;
- (iii) all judgments, awards of damages and settlements hereafter made as a result or in lieu of any taking, as hereinafter defined;
- (iv) all of the rights and benefits of the Debtor under any present or future leases and agreements relating to the Property, including, without limitation, rents, issues and profits, or the use or occupancy thereof together with any extensions and renewals thereof, specifically excluding all duties or obligations of the Debtor of any kind arising thereunder (the "Leases");
- (v) all proceeds of any insurance resulting from any loss with respect to the Property shall be paid to the Secured Party, and, at the option of the Secured Party, be applied to the Obligations (as defined in the Mortgage) in such order as the Secured Party may determine; provided, however, that if the Secured Party shall require repair of the Property, the Secured Party may release all or any portion of such proceeds to the Debtor for such purpose, with any insurance proceeds paid to the Debtor to be held in trust for the Secured Party and promptly paid to it;
- (vi) all contracts, permits and licenses respecting the use, operation or maintenance of the Property; and
- (vii) all of the records and books of account now or hereafter maintained by Debtor in connection with the operation of the Property.

The Property is located in the Town of Warren, State of Rhode Island, and has a street address of 288 Market Street, Warren, Rhode Island.