

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141	
B. E-MAIL CONTACT AT FILER (optional) uccfilingreturn@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO (Name and Address) 22808 - WEBSTER BANK	
Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	93639411  RIRI FIXTURE

File with: Secretary of State, RI

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 10 YOUNG STREET, LP				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S) INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 941 Dyer Avenue		CITY Cranston	STATE RI	POSTAL CODE 02920
				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				
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 WEBSTER BANK, NATIONAL ASSOCIATION				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S) INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 1959 Summer Street		CITY Stamford	STATE CT	POSTAL CODE 06905
				COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral

See EXHIBIT A attached hereto and made a part hereof

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable) ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA

93639411 10 Young Street(Pawt)

## 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

10 YOUNG STREET, LP

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

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 RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest)

16 Description of real estate

The real estate is commonly known as and numbered  
170 PAWTUCKET AVENUE, PAWTUCKET, RHODE  
ISLAND, as more particularly described on EXHIBIT  
B attached hereto.

17. MISCELLANEOUS: 93639411-RB 0 22808 - WEBSTER BANK C/O JRS WEBSTER BANK, NATIONAL File with Secretary of State, RI 10 Young Street(Pawt)

**EXHIBIT A**

**UNIFORM COMMERCIAL CODE  
CONTINUATION OF FINANCING STATEMENT**

**DEBTOR:**                      **10 YOUNG STREET, LP**  
941 Dyer Avenue  
Cranston, Rhode Island 02920

**SECURED PARTY:**        **WEBSTER BANK, NATIONAL ASSOCIATION**  
1959 Summer Street  
Stamford, Connecticut 06905

The UCC-1 Financing Statement to which this **Exhibit A** is attached covers:

1.        Personal Property - all fixtures, machinery, equipment, and other personal property of every kind, now or hereafter located in or upon or affixed to those certain lots or parcels of real estate, located in **PAWTUCKET, RHODE ISLAND, commonly known as and numbered 170 PAWTUCKET AVENUE**, as more particularly described in **Exhibit B** attached hereto (hereinafter called the "Premises") or any and all building and/or improvements (collectively, the "Improvements") now or hereafter used or to be used in connection with any present or future operation of the Premises or Improvements, or any part thereof, and now owned or hereafter acquired by Debtor, or in which Debtor now or hereafter has an interest, including, without limitation, any and all (i) heating, lighting, incinerating, refrigerating, ventilating, air conditioning, air cooling, lifting, fire extinguishing, plumbing, cleaning, communications and power equipment and apparatus; (ii) gas, water and electrical equipment; (iii) elevators, escalators, switchboards, engines, motors, tanks, pumps, partitions, conduits, ducts and compressors; (iv) electrical and/or gas appliances, incinerators, carpeting, furniture and furnishings, draperies, storm windows and doors, and screens and awnings; (v) any and all franchises, licenses and permits, whether issued by national, state and/or local governmental body, department, agency or subdivision having jurisdiction over Debtor, any guarantor of Debtor or the Premises and Improvements, or any part thereof, or any use, operation or occupancy thereof, related to the use, operation or occupancy of the Premises and Improvements or any part thereof; (vi) any and all records and books of account now or hereafter maintained by debtor in connection with the operation of the Premises, Improvements and personal property or any part thereof; and (vii) all of Debtor's right, title and interest in and to any name under which the Premises and/or Improvements may at any time be operated and any variation thereof and the goodwill of Mortgagor in connection therewith.

2.        All renewals, replacements of, additions to, substitution for and proceeds of any and all of the foregoing.

3.        All condemnation awards and policies of insurance maintained with respect to said real and personal property and all proceeds thereof.

4. All of the right, title and interest of Debtor, in and to all leases, subleases, occupancy agreements, licenses, concession agreements and all other agreements or tenancies, however denominated, whether written or oral for any purpose, now or hereafter existing with respect to any portion or portions of the Premises and/or Improvements, together with any amendments, renewals or extensions thereof and all leases, subleases and tenancies or other agreements in substitution therefor (all of which are hereinafter collectively sometimes referred to as the "Leases").

5. Any and all rents and other payments of every kind due or payable and to become due or payable to Debtor by virtue of the Leases, or otherwise due or payable and to become due or payable to Debtor as a result of any use, possession or occupancy of any portion or portions of the Premises and/or Improvements.

To the extent any of the personal property described herein is or is to be affixed to real estate, said personal property described herein is or is to be affixed to real estate, said personal property is or is to be affixed to real estate owned by Debtor, which real estate is more particularly described in **Exhibit B** attached hereto.

## **EXHIBIT B**

That certain tract or parcel of land with all the buildings and other improvements thereon, designated as Parcel RV-R-15 in the Riverview Urban Renewal Area, Project R.I. A-1 situated on the northerly side of Pratt Street and the easterly side of Pawtucket Avenue in the City of Pawtucket, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point in the easterly line of Pawtucket Avenue at the southwest corner of land now or formerly of Frederick J. Healy et ux; said point being the northwest corner of the herein described parcel; thence running southeasterly bounded northeasterly by said Healey land one hundred and 00/100 (100) feet to a corner and land now or formerly of Edward A. Jesuino et ux; thence turning an interior angle of 90° and running southwesterly bounded southeasterly in part by said Jesuino land, in part by land or formerly of Nickolas C. Beck et ux; and in part by land now or formerly of John B. Yacovone et al two hundred forty-eight and 12/100 (248.12) feet to an angle; thence turning an interior angle of 196° 40' 11" and running southwesterly bounded southeasterly by said Yacovone land twenty-eight and 83/100 (28.83) feet to an angle; thence turning an interior angle of 208° 17' 48" and running bounded easterly by said Yacovone land thirty-two and 25/100 (32.25) feet to an angle; thence turning an angle of 164° 03' 21" and running southwesterly bounded southeasterly by said Yacovone land five and 92/100 (5.92) feet to a corner and the northerly line of Pratt Street; thence turning an interior angle of 106° 05' 00" and running westerly bounded southerly by said Pratt Street one hundred eight and 924/1000 (108.924) feet to the beginning of a curve; thence running generally westerly bearing along the arc of a curve having a radius of 22.00 feet and subtended by a central angle of 125° 06' 20" an arc distance of forty-eight and 037/100 (48.037) feet to the end of said curve and said Pawtucket Avenue; thence running northeasterly bounded northwesterly by said Pawtucket Avenue three hundred fifty-three and 423/1000 (353.423) feet to the point of beginning. The last described course forms an interior angle of 90° with the first described course.

Property Address: 170 Pawtucket Avenue, Pawtucket, RI 02860 (Plat: 54 Lot(s): 764)