

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Rebecca P. Narvaez (401) 521-7000
B. E-MAIL CONTACT AT FILER (optional) rnarvaez@rcfp.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px; width: fit-content;">Lien Solutions PO Box 29071 Glendale, CA 91209-9071 Order 94840247</div>

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 Kateden, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 251 Smith Street		CITY Providence	STATE RI	POSTAL CODE 02908
			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 The Washington Trust Company				
OR	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:

See 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:

Our File No. 2007-414 (283 Park and 1288 Oaklawn Mortgage)

Filed with the Rhode Island Secretary of State

EXHIBIT A

Debtor: Kateden, LLC
251 Smith Street
Providence, Rhode Island 02908

Secured Party: The Washington Trust Company
23 Broad Street
Westerly, Rhode Island 02891

As collateral security for the payment and performance of all of the Obligations, the Debtor hereby grants, assigns, conveys, pledges and transfers to the Secured Party, a continuing security interest in the following assets and properties of the Debtor, any and all substitutions therefor and replacements thereof, and any and all additions and accessions thereto whether now owned or hereafter acquired or in which the Debtor may now have or hereafter acquire an interest (all of which are hereinafter collectively referred to as the "Collateral"):

PERSONAL PROPERTY AND 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 the 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 Premises or in any of the improvements, together with any renewals, replacements or additions thereto or substitutions therefor, all proceeds and products thereof, and now or hereafter located at, or used in connection with the operation of the Premises or the improvements, including without limitation the following:

A. EQUIPMENT, ETC.: All of the Debtor's interest in and to all equipment, fixtures, inventory, goods, materials, supplies, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, other rights, bank deposits, warranties, 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 Premises (as hereinafter defined), 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 hereinafter set forth.

C. UTILITY DEPOSITS: All right, title and interest of the Debtor in and to all monetary deposits that the 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.

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

DEFINITIONS

"Code" shall mean the Uniform Commercial Code as the same may be in effect from time to time in the State of Rhode Island.

"Equipment" shall include "equipment" within the meaning of Section 9-102(a)(33) of the Code and, to the extent not otherwise included therein, all machinery, equipment, furniture, parts, tools and dies, of every kind and description, of the Debtor (including automotive equipment), now owned or hereafter acquired by the Debtor, and used or acquired for use in the business of the Debtor, together with all accessions thereto and all substitutions and replacements thereof and parts therefor; all cash or non-cash Proceeds; and including, without limitation, any Equipment.

"Fixtures" shall mean "fixtures" within the meaning of Section 9-102(a)(41) of the Code and, to the extent not otherwise included therein, all goods which are so related to particular real estate that an interest in them arises under real estate law and all accessions thereto, replacements thereof and substitutions therefor, including, but not limited to, plumbing, heating and lighting

apparatus, mantels, floor coverings, furniture, furnishings, draperies, screens, storm windows and doors, awnings, shrubbery, plants, boilers, tanks, machinery, stoves, gas and electric ranges, wall cabinets, appliances, furnaces, dynamos, motors, elevators and elevator machinery, radiators, blinds and all laundry, refrigerating, gas, electric, ventilating, air-refrigerating, air-conditioning, incinerating and sprinkling and other fire prevention or extinguishing equipment of whatsoever kind and nature and any replacements, accessions and additions thereto, Proceeds thereof and substitutions therefor.

"Obligations" means among other things, all indebtedness, obligations and liabilities of the Debtor to the Secured Party of every kind and description, direct or indirect, secured or unsecured, joint or several, absolute or contingent, due or to become due, whether for payment or performance, now existing or hereafter arising, regardless of how the same arise or by what instrument, agreement or book account they may be evidenced, or whether evidenced by any instrument, agreement or book account, including, without limitation, all loans (including any loan by renewal or extension), all indebtedness, all undertakings to take or refrain from taking any action, all indebtedness, liabilities or obligations owing from the Debtor to others which the Secured Party may have obtained by purchase, negotiation, discount, assignment or otherwise, and all interest, taxes, fees, charges, expenses and attorneys' fees chargeable to the Debtor or incurred by the Secured Party under the security agreement giving rise to this financing statement, or any other document or instrument delivered in connection therewith.

"Premises" shall mean the real estate of the Debtor located at 283 Park Avenue and 1288 Oaklawn Avenue, Cranston, Rhode Island, which real estate is more particularly described on **Exhibit B** attached hereto and incorporated herein by reference.

"Proceeds" shall mean "proceeds" as defined in the Code and, to the extent not otherwise included therein, (a) any and all proceeds of any insurance, indemnity, warranty, guaranty, or other agreement, instrument or undertaking similar to any of the foregoing, payable to the Debtor from time to time with respect to any of the Collateral, (b) any and all payments (in any form whatsoever) made or due and payable to the Debtor from time to time in connection

with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Collateral, (c) any and all other amounts from time to time paid or payable under or in connection with any of the Collateral, and (d) any products or rents of any of the Collateral.

Exhibit B

That certain parcel of land with all buildings and improvements thereon located upon Park Avenue at the intersection of Haddon Hill Road, in the City of Cranston, State of Rhode Island and more particularly described as follows:

PARCEL ONE: That certain lot or parcel of land with all the buildings and improvements thereon situated at the northwesterly corner of Park Avenue and Haddon Hill Road in the City of Cranston in said State and bounded and described as follows:

Beginning at the intersection of the northerly line of Park Avenue (50' wide) and the westerly line of Haddon Hill Road (50' wide); extending thence (1) South Seventy-Six Degrees Thirty Minutes West (S. 76° 30'W.) bounding southerly on Park Avenue Fifty-One and Ninety-Eight One Hundredths Feet (51.98') to a point of curvature; thence (2) running westerly in the arc of a circle of a radius Two Hundred Sixty-Seven and Eleven One Hundredths feet (267.11') curving to the right bounding southerly on Park Avenue Forty-Five and Seven One Hundredths Feet (45.07') to a point, the chord, bearing and distance of said arc being South Eighty-One Degrees Twenty Minutes West (S. 81°20'W.) 45.02'; thence (3) running North Three Degrees Fifty Minutes West (N.03°50'W.) bounding westerly on land now or formerly of Vito R. Parente et al One Hundred Feet (100') to the southerly line of other land now or formerly of Saverio Arlia; thence (4) running easterly in the arc of a circle of radius One Hundred Sixty-Seven and Eleven One Hundredths Feet (167.11') curving to the left bounding northerly on said other land now or formerly of Saverio Arlia Twenty-Eight and Nineteen One Hundredths Feet (28.19') to a point of tangency, the chord, bearing and distance of said arc being North Eighty-One Degrees Twenty Minutes East (N.81°20'E.) Twenty-Eight and Seventeen One Hundredths Feet (28.17'); thence (5) running North Seventy-Six Degrees Thirty Minutes East (N.76°30'E.) bounding northerly on said other land now or formerly of Saverio Arlia Fifty-One and Ninety-Eight One Hundredths Feet (51.98') to the westerly line of Haddon Hill Road; thence (6) turning an interior angle of Ninety Degrees (90°) and running South Thirteen Degrees Thirty Minutes East (S.13°30'E.) bounding easterly on Haddon Hill Road One Hundred Feet (100') to the point of beginning.

PARCEL TWO: That certain lot or parcel of land together with all the buildings and improvements thereon, situated on the northerly side of Park Avenue in the City of Cranston, County of Providence and State of Rhode Island and laid out and delineated as Lot No. 201 (two hundred one) on that certain plat entitled, "West Edgewood By J.A. Latham October 1903" which said plat is recorded in the Records of and Evidence in said City of Cranston in Plat Book 6 at page 58 and (copy) on Plat Card 161.

PARCEL THREE: Beginning at the most northeasterly corner of the herein described parcel, said point being located in the westerly street line of Haddon Hill Road at the most southeasterly corner of land now or lately of Christopher D. DiFano.

Thence running southerly, along said Haddon Hill Road a distance of 30.00 feet to a point;

Thence turning an interior angle of 90° -00' -00" and running westerly, in a straight line, a distance of 53.98' to a point;

Thence curving and and running generally westerly following the arc of a curve having a radius of 167.11 feet, for a distance of 46.71 feet to a point.

Thence turning and running northerly, in a straight line, a distance of 22.96 feet, to a point;

Thence turning an interior angle of 90° -00' -00" and running easterly in a straight line, a distance of 100.00 feet, to the point and place of beginning;

The last described course forming an interior angle of 90° -00' -00" with the previously described first course of land.

Exhibit B

That certain lot or parcel of land, situated at the northeasterly corner of Oaklawn Avenue and Mayfield Avenue, in the City of Cranston, in the State of Rhode Island, bounded and described as follows:

Beginning at a point in the northerly line of Mayfield Avenue at the southeasterly corner of land hereby conveyed and at the southwesterly corner of land conveyed by S. Melissa Harmon et al to Ernest P. Arsenault et ux by deed dated August 31, 1954 and recorded in the Land Evidence Records in said City of Cranston in Deed Book 308 at Page 398; thence turning a right angle and running northerly, bounding easterly on said Arsenault land, one hundred eighty-nine (189) feet to the northwesterly corner of said Arsenault land and land now or formerly of Luigi Renzi et ux; thence running westerly, bounding northerly on said Renzi land, one hundred eighty-three and 82/100 (183.82) feet, more or less, to Oaklawn Avenue; thence southerly, bounding westerly on said Oaklawn Avenue to a Rhode Island Highway Bound opposite and twenty-five (25) feet easterly from Station 43 plus 10, more or less; thence easterly ten (10) feet to point, said point being opposite and thirty-five (35) feet easterly from said Station; thence southerly, bounding westerly on said Oaklawn Avenue to a point of curve; said point being opposite and thirty-five (35) feet easterly from Station 42 plus 46, more or less; thence southerly and easterly in the arc of a curve having a radius of sixty (60) feet a distance of eighty-nine (89) feet, more or less, to its point of tangency on said Mayfield Avenue; thence easterly, bounding southerly on said Mayfield Avenue, to the point and place of beginning.

EXCEPTING THEREFROM that portion thereof taken by the State of Rhode Island for highway purposes laid out and designated as Parcel No. 11 of Plat No. 1150 filed in the said Land Records of the said City of Cranston on September 14, 1960.

For title see deed recorded in Book 1652 page 23.