

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@simmonsLtd.com
C. SEND ACKNOWLEDGMENT TO (Name and Address) Simmons Associates, Ltd. 4 Richmond Square, Suite 102 Providence, RI 02904 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 Maple Realty LLC				
OR	1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS One Wellington Road		CITY Lincoln	STATE RI	POSTAL CODE 02865
			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 Coastal Credit Union				
OR	3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c MAILING ADDRESS 1200 Central Avenue		CITY Pawtucket	STATE RI	POSTAL CODE 02861
			COUNTRY USA	

4. COLLATERAL: This financing statement covers the following collateral

The Collateral consists of all assets of the Debtor, including, without limitation, all fixtures, work in progress, materials on site, rents, leases, personal property, equipment, inventory, contract rights, general intangibles, permits, licenses, approvals, and other properties, and assets of the Debtor now or hereafter related or located at the Real Estate known as One Wellington Road, Lincoln, Rhode Island, as more particularly described on Exhibit A attached hereto and incorporated herein by reference, and including, but not limited to, the Collateral described on Exhibit B 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"/> Lendee/Lender				
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. * Line 1b was left blank because Individual Debtor name did not fit, check here

9a ORGANIZATION'S NAME Maple Realty LLC	
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 <input type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] [or recorded] in the REAL ESTATE RECORDS (if applicable)	14 This FINANCING STATEMENT <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input type="checkbox"/> is filed as a fixture filing
15 Name and address of a RECORD OWNER of real estate described in item 16 (* Debtor does not have a record interest) Not Applicable	16 Description of real estate Street Address: One Wellington Road, Lincoln, RI Legal Description: See Exhibits A attached hereto and incorporated herein by reference

17 MISCELLANEOUS

EXHIBIT A

LEGAL DESCRIPTION

First Parcel

That certain lot or parcel of land with all buildings and improvements thereon located on the northerly side of Wilbur Road in the Town of Lincoln, County of Providence and State of Rhode Island bounded and described as follows:

Beginning at a point in the northerly line of Wilbur Road at a point which is four hundred fifty (450) feet westerly of the southwesterly corner of land now or lately of Alfred G. Brule et ux; thence running westerly along said northerly line of Wilbur Road a distance of two hundred fifty two and 94/100 (252.94) feet to a corner; thence turning an interior angle of 68°04'09" and running northerly bounded westerly by other land of the grantor a distance of five hundred two and 34/100 (502.34) feet to a corner; thence turning an interior angle of 120°12' and running northeasterly bounded northwesterly by land now or lately of the Town of Lincoln a distance of five hundred eighteen and 56/100 (518.56) feet to an iron pipe for a corner; thence turning an interior angle of 61°57'30" and running southerly bounded easterly by said Brule land a distance of two hundred seventy three and 57/100 (273.57) feet to a corner; thence turning an interior angle of 89°46'21" and running westerly bounded southerly by land retained by the grantor a distance of four hundred fifty (450) feet to a corner; thence turning an interior angle of 270°13'39" and running southerly bounded easterly by said land retained by the grantor a distance of two hundred sixty-seven (267) feet to the point or place of beginning, the last mentioned line forming an interior angle of 89°46'21" with the first mentioned line.

Second Parcel

That certain tract or parcel of land together with all buildings and improvements thereon situated on the southerly side of Wellington Road in the Town of Lincoln, County of Providence and State of Rhode Island also being Parcel 29 of the Second Pawtucket Area Industrial Development Foundation Incorporated, Phase II Development, North Central Industrial Air Park, bounded and described as follows:

Beginning at a point in the southerly street line of Wellington Road, said point being opposite and 50 feet southerly from a granite bound in the northerly street line of said Wellington Road;

Thence N 45°22'28" E along the southerly street line of said Wellington Road a distance of 372.11 feet to Parcel 20A hereinafter referred to;

Thence turning an interior angle of 90°00'00" and running S 44°37'32" E along the southwesterly line of Parcel 20 A, Plat 305 recorded in the Town of Lincoln a distance of 534.31 feet to land now or formerly of Town of Lincoln;

Thence turning an interior angle of 90°00'06" and running S 45°22'22" W along Town of Lincoln land a distance of eight hundred sixty-one and four hundredths (861.04) feet to The Narragansett Electric Company easement hereinafter referred to;

Thence turning an interior angle of 59°52'59" and running N 14°30'37" W bounded westerly by The Narragansett Electric Company easement a distance of six hundred seventeen and seventy-two hundredths (617.72) feet to the southerly street line of said Wellington Road;

EXHIBIT B
TO UCC-1 FINANCING STATEMENT

Debtor: **Maple Realty LLC**
One Wellington Road
Lincoln, RI 02865

Secured Party: **Coastal Credit Union**
1200 Central Avenue
Pawtucket, RI 02861

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 Mortgage Deed, Security Agreement 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 a Collateral Assignment of Rents and Leases of even date herewith delivered by the Debtor to the Secured Party.

D. **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.

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

F. 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 Lincoln, State of Rhode Island, and has a street address of One Wellington Road, Lincoln, Rhode Island.

Thence turning an interior angle of 120°06'55" and running N 45°22'28" E along the southerly line of said Wellington Road a distance of One Hundred Seventy Nine (179) feet to the point and place of beginning.

Said parcel is shown as "PARCEL 29 AREA = 377,271 S.F. 8.661 ACRES" on a plan by Harold Batesen, Registered Professional Engineer, entitled, "SECOND PAWTUCKET AREA INDUSTRIAL FOUNDATION PHASE II DEVELOPMENT NORTH CENTRAL INDUSTRIAL AIR PARK Parcel NO. 29 Plat No. 305 HUNT CHEMICAL COMPANY CE Maguire Inc. Architects-Engineers-Planners Providence-Waltham-New Britain", a copy of said plan being recorded as Subdivision No. 64 in the Town of Lincoln Land Evidence Records.

EXCEPTING THEREFROM:

A certain lot or parcel of land situated on the southeasterly side of Wellington Road, in the Town of Lincoln, County of Providence, State of Rhode Island, and shown as Parcel "A" on that plan to be recorded entitled, "Administrative Subdivision Plan for Assessor's Plat 28, Lots 109, 136 & 137 Lincoln Rhode Island" May, 1997, revised June 2, 1997 by R.C. Cournoyer Enterprises, Inc. more particularly bounded and described as follows:

Beginning at a point on the southeasterly line of said Wellington Road, said point being the most southwesterly corner of land owned by Technical Materials, Inc. and being the most northwesterly corner of land owned by Hunt Foreign Investment Corp. and being the most northwesterly corner of the parcel hereby described;

Thence: Southeasterly, along said Technical Materials, Inc., land, and forming an interior angle of 90°, 00'00" with the southeasterly line of said Wellington Road, a distance of four hundred sixty four and thirty-one one hundredths (464.31) feet to land of Hunt Foreign Investment Corp.,

Thence: Southwesterly, along other land of said Hunt Foreign Investment Corp. and forming an interior angle of 90°00'00", a distance of one hundred twenty (120.00) feet;

Thence: Northwesterly, forming an interior angle of 90°00'00", a distance of four hundred sixty-four and thirty-one hundredths (464.31) feet to the southeasterly line of said Wellington Road, the last two lines bounding on said Hunt Foreign Investment Corp. land;

Thence: Northeasterly, along said southeasterly line of Wellington Road, forming an angle of 90°00'00", a distance of one hundred twenty (120.00) feet to the point of beginning.

For Reference Only:

1 Wellington Road (Second Parcel, AP 28 Lot 137)
Wilbur Road (First Parcel, AP 28 Lot 2)
Lincoln, Rhode Island