

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) 401-737-6877
B. E-MAIL CONTACT AT FILER (optional) todd@jdeangelislaw.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">                 Todd E. McNamara, Esq.                  DeAngelis, McNamara &amp; Cofone, PC                  1177 Greenwich Ave.                  Warwick, RI 02886             </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 <b>WS ENTERPRISES LLC.</b>				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS <b>401 SNAKE HILL ROAD</b>		CITY <b>N. SCITUATE</b>	STATE <b>RI</b>	POSTAL CODE <b>02857</b>
			COUNTRY <b>USA</b>	

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 <b>JOHN P. BAFFONI</b>				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS <b>137 Joe Sweet Road</b>		CITY <b>CHEPACHET</b>	STATE <b>RI</b>	POSTAL CODE <b>02814</b>
			COUNTRY <b>USA</b>	

4. COLLATERAL: This financing statement covers the following collateral:

**All personal property and fixtures of Debtor now owned or hereafter acquired or in which Debtor may now have or hereafter acquire an interest, located on or affixed to the real property described on 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  Consignor/Consignor  Seller/Buyer  Grantor/Buyer  Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

## EXHIBIT A

That certain lot or parcel of land, with all the buildings and improvements thereon, located northerly of Snake Hill Road in the Town of Glocester, County of Providence, State of Rhode Island, more particularly bounded and described as follows:

Beginning at a point at the northwesterly corner of land now or formerly of Joseph M. and Kimberly J. Baptiste, listed as Lot 19 on Glocester's Assessor's Plat 18, said point being located 326.79 feet northerly from Snake Hill Road, on a course running N 12° 17' 40" W from the northerly line of said Snake Hill Road.

Thence: Running N 12° 17' 40" w, being bounded southwesterly by land now or formerly of Paul J. and Suzanne Donnelly a distance of 184.84 feet to a corner at the northeasterly corner of said Donnelly land.

Thence turning and turning N 80° 25' 56" W a distance of 251.75 feet to an angle.

Thence turning and running N 80° 25' 56" W a distance of 15.98 feet at the northwesterly corner of said Donnelly land, said corner also being the northeasterly corner of land now or formerly of Michael C. and Jill Ferretti.

Thence turning and running N 80° 40' 29" W a distance of 350.00 feet to a point at the northwesterly corner of said Ferretti land, said corner also being the northeasterly corner of land now or formerly of William Tenaglia.

Thence: N 81° 14' 25" W running along said Tenaglia land and land now or formerly owned by Lindy B. Iannucci and land now or formerly owned by Michael Caloura and land now or formerly owned by Todd M. and Cheryl Beauregard a distance of 899.81 feet to the most northwesterly corner of said Beauregard land at the common corner of land now or formerly owned by Michael R. and Regina S. Ferreira and Carla M. Thomson.

Thence: N 15° 37' 06" W running along said Thomson land a distance of 547.76 feet to land now or formerly owned by Ronald and Donna Kopka.

Thence: N 15° 24' 29" W running along said Kopka land a distance of 393.24 feet to land now or formerly owned by the Bradley L. Steere Trustee land.

Thence: N 62° 28' 25" E running along said Bradley L. Steere Trustee land a distance of 365.00 feet to an angle in said boundary line.

Thence: N 55° 29' 11" E running along said Bradley L. Steere Trustee land a distance of 394.00 feet to land now or formerly owned by the Melody Hill Country Club.

Thence: S 08° 06' 07" E running along said Melody Hill Country Club land a distance of 239.00 feet to an angle in said boundary line.

Thence: S 57° 00' 17" E running along said Melody Hill Country Club land and land now or formerly owned by Charles W. Harris a distance of 1270.00 feet to an angle in said boundary line.

Thence: N 47° 23' 30" E running along said Harris land a distance of 661.28 feet to an angle in said boundary line.

Thence: N 46° 56' 37" E along said Harris land a distance of 347.37 feet to an angle in said boundary line.

Thence: N 46° 46' 15" E running along said Harris land a distance of 333.37 feet to land now or formerly owned by Kevin L. and Jessica MacNeil.

Thence: S 24° 34' 50" E running along said MacNeil land a distance of 37.63 feet.

Thence: S 46° 52' 00" W running along land now or formerly owned by Lynne M. Reddington-Tocco and land now or formerly owned by Kenneth M. Neri a distance of 601.78 feet to an angle in said boundary line.

Thence: S 21° 47' 06" E running along said Neri land a distance of 443.18 feet to land now or formerly owned by Paul and Le Ann Damiano.

Thence: S 68° 12' 54" W running along said Damiano land a distance of 145.26 feet to an angle in said boundary line.

Thence: S 21° 47' 06" E running along said Damiano land and now or formerly owned by Elizabeth V. Sacco and Thomas P. Sacco, Sr. a distance of 486.33 feet to land now or formerly owned by Susan K. Forgue.

Thence: S 77° 01' 27" W running along said Susan K. Forgue land a distance of 107.20 feet to an iron pipe at the most northwesterly corner of Susan K. Forgue land.

Thence: S 15° 26' 34" E running along said Susan Forgue land a distance of 45.64 feet to an iron pipe at other land now or formerly owned by Jay Forgue,

Thence S 33° 35' 51" W running along said other land owned by Jay Forgue a distance of 206.23 feet to an iron pipe at the easterly termination of stonewall.

Thence: S 77° 54' 46" W running along land now or: formerly owned by Bernardine Hodgkinson and land now or formerly owned by Edwin F. Warner Jr. and land now or formerly owned by Daniel C. Glasko a distance of 325.19 feet to an angle in said boundary line.

Thence: S 78° 49' 08" W running along said Glasko land a distance of 42.89 feet to an angle in said boundary line.

Thence: S 81° 52' 27" W running along said Glasko land and land now or formerly owned by Joseph M. and Kimberly Baptista a distance of 162.22 feet to land now or formerly owned by Paul J. and Suzanne Donnelly, at the point and place of beginning.

Said lot is also described as "AP 18 LOT 10 N/F JAY FORGUE" consisting of 51.8916 acres on that certain plat entitled "JAY FORGUE AP 18 LOT 10 #401 SNAKE HILL ROAD GLOCESTER, RHODE ISLAND FINAL MAJOR SUBDIVISION", dated September 2012, prepared by National Surveyors -Developers, Inc.", which plat was recorded in the Gloucester Land Evidence Records on December 17, 2015 at 12:44.pm in Hanging File 502 as Map #857, Instrument # 23917.

Together with that certain 27 foot wide right of way to pass and repass to and from the above described premises to the northerly line of said Snake Hill Road, and to install and maintain underground utilities therein, as set forth in that deed from Julian P. Forgue to Paul J. Donnelly and Suzanne M. Donnelly dated December 13, 1998 and recorded on December 21, 1998 in Book 240 at Page 291 of the Gloucester Land Evidence Records.

459 Snake Hill Road, Gloucester, RI 02857 - AP 18 AL 10