

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>Scott A. Ritch, Esq. 331-2222</b>	
B. E-MAIL CONTACT AT FILER (optional)	
C. SEND ACKNOWLEDGMENT TO (Name and Address) <b>Ursillo, Teitz &amp; Ritch, Ltd. 2 Williams Street Providence, Rhode Island 02903</b>	

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>JWO REALTY, LLC</b>					
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS <b>590 Fish Road</b>		CITY <b>Tiverton</b>	STATE <b>RI</b>	POSTAL CODE <b>02878</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>HARBORONE BANK</b>					
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS <b>770 Oak Street</b>		CITY <b>Brockton</b>	STATE <b>MA</b>	POSTAL CODE <b>02301</b>	COUNTRY <b>USA</b>

4. COLLATERAL This financing statement covers the following collateral:

See EXHIBIT A attached hereto and made a part hereof.

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"/> Consignor/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor			
8. OPTIONAL FILER REFERENCE DATA <b>RI SOS</b>			

## 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

**JWO 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 1a 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 590 FISH ROAD, TIVERTON, RHODE ISLAND, as more particularly described on EXHIBIT B attached hereto.

17 MISCELLANEOUS

**EXHIBIT A**

**UNIFORM COMMERCIAL CODE  
CONTINUATION OF FINANCING STATEMENT**

**DEBTOR:**

**JWO REALTY LLC**  
590 Fish Road  
Tiverton, Rhode Island 02917

**SECURED PARTY:**

**HARBORONE BANK**  
770 Oak Street  
Brockton, Massachusetts 02301

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 **TIVERTON, RHODE ISLAND, commonly known as and numbered 590 FISH STREET**, 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 lot or parcel of land with all the buildings and improvements thereon, located in the Town of Tiverton, County of Newport and State of Rhode Island, bounded and described as follows:

Beginning at a point in the southeasterly line of Fish Road, also known as Eight Rod Way, said point being situated at the northwesterly corner of land now or formerly of J. William St. Peirre, et ux, said point being marked by a stake set in the ground; thence running in a northeasterly direction along said Fish Road, to a stone bound for a point, one hundred (100) feet; thence continuing in a northeasterly direction along said Fish Road, fifty (50) feet to a stake set in the ground for a corner; thence running in a southeasterly direction, seven hundred twenty and 65/100 (720.65) feet to a stone wall and to land now or formerly of Antone Veneno for a corner; thence making an interior angle of 91 degrees 19' 39" and running in a southwesterly direction, by said Veneno land, ten (10) feet, more or less, to a point for a corner; thence making an interior angle of 118 degrees 45' 00" and running in a southwesterly direction in line of said stone wall seventy (70) feet more or less to a point in the wall for a corner; thence running in a southeasterly direction, seventy (70) feet more or less, to a point in the wall; thence running in a southeasterly direction again sixty-eight (68) feet, more or less, to a point in the wall; thence running in a southeasterly direction again eighty-two (82) feet, more or less, to a point in the wall; thence running in a southerly direction, forty-eight (48) feet, more or less, to a point in the wall; thence running in a southwesterly direction ninety-two (92) feet, more or less, to a point in the wall; thence running in a southwesterly direction again, sixty-two (62) feet, more or less, to a point in a wall for a corner; thence running in a southerly direction in line of a stone wall, one hundred seventy (170) feet, more or less, for a corner; thence running in a southeasterly direction, three hundred sixty (360) feet, more or less, to a wall which runs in a northerly and southerly direction for a corner; thence making an interior angle of 112 degrees and running in a southwesterly direction two hundred (200) feet, more or less, to a point for a corner; thence making an interior angle of 72 degrees and running in a northwesterly direction one thousand (1,000) feet, more or less, to a stone wall which runs in a northeasterly and southwesterly direction for a corner; thence running in a northeasterly direction, in line of said wall, two hundred thirty three and 54/100 (233.54) feet, more or less, for a corner; thence running in a northwesterly direction one hundred six and 72/100 (106.72) feet to other land now or formerly of Adrien J. Boissoneau and Adrienne S. Boissoneau for a corner; thence running in a northeasterly direction by said Boissoneau land, three hundred sixteen and 75/100 (316.75) feet for a corner; thence running in a northwesterly direction, bounded southwesterly partly by land now or formerly of said Boissoneau and partly by land now or formerly of said St. Pierre, two hundred (200) feet to the southeasterly side of Fish Road and the point of beginning.