

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

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

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>WILMAR REALTY, LLC</b>				
OR	1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
<b>405 Washington Street</b>	<b>Coventry</b>	<b>RI</b>	<b>02816</b>	<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	CITY	STATE	POSTAL CODE	COUNTRY
<b>770 OAK STREET</b>	<b>BROCKTON</b>	<b>MA</b>	<b>02301</b>	<b>USA</b>

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  Consignor/Consignee  Seller/Buyer  Bailor/Bailor  Licensee/Licensor

8 OPTIONAL FILER REFERENCE DATA

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# UCC FINANCING STATEMENT ADDENDUM

## FOLLOW INSTRUCTIONS

9 NAME OF FIRST DEBTOR: Same as line 1a or 1b of Financing Statement if line 1b was left blank because Individual Debtor name did not fit, check here

9a ORGANIZATION'S NAME

**WILMAR 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  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 405 WASHINGTON STREET, COVENTRY, RHODE ISLAND, as more particularly described on EXHIBIT B attached hereto.

17 MISCELLANEOUS

**EXHIBIT A**

**UNIFORM COMMERCIAL CODE  
CONTINUATION OF FINANCING STATEMENT**

**DEBTOR:**                               **WILMAR REALTY, LLC**  
405 Washington Street  
Coventry, Rhode Island 02816

**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 **COVENTRY, RHODE ISLAND, commonly known as and numbered 405 WASHINGTON STREET**, 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

### **PARCEL 1**

That certain lot of land located in the Town of Coventry, County of Kent, State of Rhode Island which is described as follows:

Beginning at the southwesterly corner of the land hereby conveyed at the intersection of Read Avenue and Washington Street, at a point which is thirty-two and  $\frac{82}{100}$  (32.82) feet south of the southwest corner of land now or formerly of Sarah D. Richmond, thence running easterly bounded southerly by Washington Street ninety-seven (97) feet to land now or formerly of Martin and Adeline Siravo; thence turning and running northerly bounded by said Siravo land thirty-five and  $\frac{84}{100}$  (35.84) feet to land now or formerly of Sarah D. Richmond; thence turning and running westerly bounded northerly by land now or formerly of said Sarah D. Richmond ninety-six and  $\frac{91}{100}$  (96.91) feet to Read Avenue; thence turning and running southerly bounded westerly by said Read Avenue thirty-two and  $\frac{82}{100}$  (32.82) feet to the place of beginning.

### **PARCEL II**

That certain tract or parcel of land, with buildings and improvements thereon, situated on the easterly side of Read Avenue, in the Town of Coventry, and State of Rhode Island, bounded and described as follows:

Beginning at the northwesterly corner of the parcel hereby described on the easterly side of said Read Avenue, adjoining land now or lately of Alta B. Doucette, and being S 8 degrees 30' W forty-nine and  $\frac{18}{100}$  (49.18) feet from a stone bound on the easterly side of said Read Avenue, at the northwesterly corner of said Doucette land; thence running easterly at the interior angle of 90 degrees 29' bounding northerly on said Doucette land, and about midway between the house on said Doucette land and the house on the parcel hereby described, ninety-six and  $\frac{91}{100}$  (96.91) feet to land now or lately of Martin and Adeline J. Siravo; thence turning and interior angle of 89 degrees 31' and running southerly bounding easterly on said Siravo land forty-four and  $\frac{5}{10}$  (44.5) feet to land lately of Mary I. Richmond, now deceased; thence turning and interior angle of 89 degrees 35' and running westerly bounding southerly on said Mary I. Richmond land ninety-six and  $\frac{91}{100}$  (96.91) feet to said Read Avenue (this corner being thirty-two and  $\frac{82}{100}$  (32.82) feet northerly from the northeasterly corner of Read Avenue and Washington Street, formerly Quidnick Street); thence turning and interior angle of 90 degrees 25'; and running northerly bounding westerly on said Read Avenue fortythree (43) feet to the point of beginning.