

**UCC FINANCING STATEMENT**

## FOLLOW INSTRUCTIONS

<b>A. NAME &amp; PHONE OF CONTACT AT SUBMITTER (optional)</b> Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141	
<b>B. E-MAIL CONTACT AT SUBMITTER (optional)</b> uccfilingreturn@wolterskluwer.com	
<b>C. SEND ACKNOWLEDGMENT TO: (Name and Address)</b> 32814 - THE <div style="display: flex; justify-content: space-between;"><div>Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071</div><div>102328509  RIRI FIXTURE</div></div> <div style="display: flex; justify-content: space-between;"><div>File with: Secretary of State, RI</div><div>SEE BELOW FOR SECURED PARTY CONTACT INFORMATION</div></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)

<b>1a ORGANIZATION'S NAME</b> 2342 Post Road, LLC				
OR	<b>1b INDIVIDUAL'S SURNAME</b>	<b>FIRST PERSONAL NAME</b>	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>	<b>SUFFIX</b>
<b>1c MAILING ADDRESS</b> 2348 Post Road		<b>CITY</b> Warwick	<b>STATE</b> RI	<b>POSTAL CODE</b> 02886
			<b>COUNTRY</b> 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)

<b>2a ORGANIZATION'S NAME</b>				
OR	<b>2b INDIVIDUAL'S SURNAME</b>	<b>FIRST PERSONAL NAME</b>	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>	<b>SUFFIX</b>
<b>2c MAILING ADDRESS</b>		<b>CITY</b>	<b>STATE</b>	<b>POSTAL CODE</b>
				<b>COUNTRY</b>

3. **SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY)** Provide only one Secured Party name (3a or 3b)

<b>3a ORGANIZATION'S NAME</b> The Washington Trust Company, of Westerly				
OR	<b>3b INDIVIDUAL'S SURNAME</b>	<b>FIRST PERSONAL NAME</b>	<b>ADDITIONAL NAME(S)/INITIAL(S)</b>	<b>SUFFIX</b>
<b>3c MAILING ADDRESS</b> 23 Broad Street		<b>CITY</b> Westerly	<b>STATE</b> RI	<b>POSTAL CODE</b> 02891
				<b>COUNTRY</b> USA

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

All Debtor's Fixtures, Machinery and Equipment, Premiums, Awards, Leases, Rentals and Other Payments, now owned or hereafter acquired, including, but not limited to those items set forth on Exhibit A attached hereto and incorporated herein by reference, all in connection with the real estate located at 2340, 2346, 2348, 2350, 2364 and 2374 Post Road, Warwick, Rhode Island, as more particularly described on Exhibit B attached hereto and incorporated herein by reference.

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 ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licenser

8. **OPTIONAL FILER REFERENCE DATA**

102328509

L Bowerman / CRE

96353620

## 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

2342 Post Road, 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:

See exhibit B

17. MISCELLANEOUS 102328509 RI 0 32814 THE WASHINGTON TRUST The Washington Trust Company, of File with Secretary of State, RI L Bowerman / CRE 96353620

## UCC-1 FINANCING STATEMENT

**Debtor:**

2342 Post Road, I.L.C.  
2348 Post Road  
Warwick, Rhode Island 02886  
Attn: Robert J. DiI.conardo, Manager

**Secured Party:**

The Washington Trust Company  
23 Broad Street  
Westerly, Rhode Island 02891  
Attn: Laurel L. Bowerman  
Vice President

The following terms shall have the following meanings:

**FIXTURES, MACHINERY AND EQUIPMENT:** All fixtures of every kind and nature whatsoever, now or hereafter located in, upon or about the real estate located at 2340, 2346, 2348, 2350, 2364 and 2374 Post Road, Warwick, Rhode Island, as more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "Real Estate"), all buildings, structures, improvements and tenements of every kind or nature whatsoever now or hereinafter erected on the Real Estate and the land lying in the bed of any street, road or avenue, opened or proposed, and any and all sidewalks, plazas, alleys, strips and gores, in front of, adjoining or adjacent to the Real Estate; and all and singular the privileges, tenements, hereditaments, licenses, easements, party wall agreements, rights, royalties, mineral, oil and gas rights, rents, issues and profits, water, water rights, water stock, and appurtenances, reversion or reversions and remainder or remainders belonging or in any way appertaining to the Real Estate or any other location for incorporation into improvements located or to be located on the Real Estate, and all renewals and replacements thereof and additions, substitutions and accessions thereto (the "Fixtures"). The Fixtures shall be deemed to include, but without limiting the generality of the foregoing, all heating, lighting, laundry, incineration and power equipment, engines, pipes, pumps, tanks, motors, dynamos, boilers, fuel, conduits, switchboards, plumbing, lifting, refrigerating, ventilating, and communications apparatus, sprinkler system and other fire prevention and fire extinguishing apparatus, air cooling and air conditioning apparatus, elevators, escalators, shades, blinds, awnings, screens, storm doors, and windows, stoves, refrigerators, refrigerating plant, attached cabinets, partitions, ducts and compressors, gas and electric fixtures, ranges, stoves, disposals, rugs.

All machinery and equipment of every kind and nature whatsoever, now or hereafter located in or upon the Real Estate, or any part thereof, and all renewals and replacements thereof and additions, substitutions and accessions thereto (the "Machinery and Equipment"). The Machinery and Equipment shall be deemed to include, without limitation of the generality of the foregoing, all right, title and interest of Debtor in and to all machinery, fixtures, equipment, tools, construction materials, bricks, steel, wood, windows, window frames, glass, concrete, mortar, furnishings, furniture, carpets, appliances, cabinets, sinks, tubs, toilets, shower stalls, landscaping materials and improvements, now or any time hereafter attached to, placed upon, or used in any way in connection with the use, enjoyment, operation, maintenance and occupancy of the Real Estate.

All cash and non-cash proceeds of any of the foregoing Fixtures and/or Machinery and Equipment, including insurance proceeds, claims and settlements; and all proceeds and products of any Fixtures and/or Machinery and Equipment, including but not limited to any deposits or payments now or hereafter made by Debtor on any of the foregoing to be acquired by Debtor.

**PREMIUMS:** All unearned premiums, accrued, accruing or to accrue under insurance policies now or hereafter obtained by Debtor and all proceeds of the conversion, voluntary or involuntary, of the Real Estate or the Fixtures, Machinery and Equipment, and/or any other property or rights described herein, or any part thereof, into cash or liquidated claims.

**AWARDS:** All awards or payments, including interest thereon, and the right to receive the same, which may be made with respect to eminent domain, the alteration of the grade of any street, or any other injury to or decrease in the value of the Real Estate or the Fixtures, Machinery and Equipment, and/or any other property or rights described herein.

**LEASES:** All existing and future tenancies, subtenancies, leases and subleases of, and agreements now or hereafter affecting or having reference to, the whole or any part of the Real Estate and to which Debtor is a party, and any renewals or extensions thereof or leases or subleases in substitution therefor, whether oral or written, together with and including the Debtor's entire right, title and interest in such leases and subleases, including, but not limited to, all the right, power and authority of Debtor to alter, modify or change such leases and subleases, or to terminate the term thereof or accept a surrender thereof or to cancel the same or to waive or release the tenant from the performance or observance by the tenant of any obligation or condition thereof.

**RENTALS AND OTHER PAYMENTS:** All rents, issues and profits from the Real Estate and all other sums now or hereafter paid or payable to Debtor by tenants now or hereafter occupying the Real Estate or any portion thereof, under or by reason of all existing and future tenancies and leases and subleases of the whole or any part of the Real Estate, including, without limiting the generality of the foregoing language, any and all sums paid or payable to Debtor by reason of the exercise by any tenant, of any option, preemptive right or right of first refusal to purchase or lease the whole or any portion of the Real Estate, proceeds of rent insurance and business interruption insurance, so-called, proceeds of any insurance or guaranty of any lease or sublease of the whole or any portion of the Real Estate or of the obligations of any tenant under such lease, awards of damage or other sums paid or payable to Debtor by reason of the taking of all or any portion of the Real Estate by condemnation or other similar proceedings, all sums paid or payable to Debtor in addition to rental for such items as taxes, utilities and water charges, all sums paid or payable for use and occupancy of the Real Estate or any portion thereof, and all sums paid pursuant to settlement with or judgment against any tenant relating to any alleged breach of any lease, sublease or agreement.

## EXHIBIT B

### Legal Description

#### PARCEL I:

That certain tract or parcel of land with all buildings and improvements thereon, situated on the southeasterly side of Post Road in the City of Warwick, County of Kent and State of Rhode Island, being bounded and described as follows:

Beginning at the westerly corner of said lot at a stone bound set in the southeasterly line of said Post Road and at the northerly corner of land now or lately of Joseph George Fishbein, et ux; thence southeasterly bounding southwesterly on said last named land five hundred fifty-one and 66/100 (55.166) feet, more or less, to a corner; thence northeasterly bounding southeasterly on land now or lately of Sahag Sahagian fifty-nine and 16/100 (59.16) feet to a stone bound; thence, northwesterly bounding northeasterly in part on land now or lately of M. Malongo Realty Co., in part on land now or lately of Gerhard Henneman, et ux, in part on land now or lately of Irving Schmeiger, et ux and in part on a Cemetery, five hundred sixty-four and 30/100 (564.30) feet to said Post Road; thence southwesterly bounding northwesterly on said Post Road one hundred sixty-eight (168) feet, more or less, to the place of beginning.

Said premises comprise the NORTHERLY portion of Lot Number 8 (Eight) on that certain plat of land in said Warwick, Rhode Island entitled "PLAT OF A TRACT OF LAND IN WARWICK ON THE MAIN ROAD LEADING FROM APPONAUG TO PAWTUCKET, BELONGING TO JOHN H. COLINGWOOD, SURVEYED AND PLATTED, OCTOBER 1871, BY ROBERT W. GREENE, SUR., (scale: 100 ft. to an inch)" which plat is recorded in the Land Evidence Records of said City of Warwick on Plat Card 24.

EXCEPTING THEREFROM that certain lot or parcel of land conveyed by Warranty Deed to Filomena Vento to Thomas J. Muto and Teresa Muto dated April 12, 1979 recorded in the City of Warwick Registry of Deeds in File 1, Drawer 4, Card 2401-1.

EXCEPTING THEREFROM that certain lot or parcel of land conveyed by Warranty Deed of Filomena Vento to Robert DiLeonardo dated September 24, 1984 recorded in the City of Warwick Registry of Deeds in Book 608 at Page 177.

#### PROPERTY ADDRESS:

(for reference purposes only)

Street: 2340 Post Road  
City/Town: Warwick  
State: Rhode Island  
AP/Lot: 344/162

#### PARCEL II:

That certain parcel or tract of land together with all buildings and improvements thereon situated on the easterly side of Post Road in the City of Warwick, County of Kent, State of Rhode Island, and is bounded and described as follows:

Beginning at a concrete nail set on the easterly line of said Post Road at the most northerly corner of the parcel herein described, said nail being 315.78 feet southwesterly of a Rhode Island Highway bound found at station 365 + 98.50 (Lt. 31.73 feet) on State Highway Plat #1599;

Thence proceeding in a southwesterly direction along said Post Road a distance of 331.12 feet to another concrete nail set, said nail being 385.21 feet northeasterly of another Rhode Island Highway Bound found at station 376 + 30.78 (Lx 32.47 feet) on said Highway Plat;

Thence turning an interior angle of 89°-49'-24" and proceeding in a southeasterly direction bounded southwesterly by land now or formerly of RJ Association of Insurance Agents, Inc. a distance of 543.80 feet to an iron rod set;

Thence turning an interior angle of 90°-17'-52" and proceeding in a northeasterly direction partially along a chain link fence and stockade fence bounded southeasterly in part by Joseph and Leslie Zabbo; Thomas O. and Deborah A. Mercurio; Bruce and Betsy Cushman; Barry and Kathleen Jacob; and Linda Pascucci a distance of 376.51 feet to a corner at a stockade fence;

Thence turning an interior angle of 102°-15'-00" and proceeding in a northwesterly direction along a stockade fence bounded northwesterly in part by Francis A. and Robin DiMeo; Vincenzo, Concetta, Antonio and Romeo D'Andrea, John M. Ericc; and Michael and Patricia Broccoli a distance of 281.55 feet to an iron rod set;

Thence turning an interior angle of 90°-00'-00" and proceeding in a southwesterly direction bounded northwesterly by land now or formerly of Thomas and Theresa Muto a distance of 37.72 feet to an iron rod set;

Thence turning an interior angle of 260°-53'-02" and proceeding in a northwesterly direction bounded northeasterly by said Muto land a distance of 61.53 feet to an iron rod set;

Thence turning an interior angle of 86°-48'-09" and proceeding in a southwesterly direction bounded northwesterly by land now or formerly of Oswald and Filomena Vento a distance of 78.48 feet to a stake found;

Thence turning an interior angle of 271°-12'-54" and proceeding in a northwesterly direction bounded northeasterly by said Vento land a distance of 200.04 feet to the point and place of beginning, thereby forming an interior angle of 88°-43'-39" with the first herein described course, containing 4.72 acres.

**PROPERTY ADDRESS:**

(for reference purposes only)

Street: 2346, 2348, 2350, 2364 and 2374 Post Road  
City/Town: Warwick  
State: Rhode Island  
AP/Lot: 344/161, 160

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