

# UCC-1 Form

---

## CONTACT INFORMATION

*Contact name:* **BROOKLINE BANK**  
*Street #1:* **160 WASHINGTON STREET**  
*City:* **BROOKLINE**    *State:* **MA**    *ZIP:* **02447**    *Country:* **USA**  
*Notification Method:* **E-Mail**    *Email:* **jvo@brkl.com**

---

## DEBTOR INFORMATION

*Org. Name:* **1601 HARTFORD AVENUE LLC**  
*Org. Type:* **LLC**    *Jurisdiction:* **RI**    *Org. ID:* **none**  
*Mailing Address1:* **159 CAMBRIDGE ST**  
*City:* **ALLSTON**    *State:* **MA**    *ZIP:* **02134**    *Country:* **USA**

---

## SECURED PARTY INFORMATION

*Org. Name:* **BROOKLINE BANK**  
*Mailing Address1:* **160 WASHINGTON STREET**  
*City:* **BROOKLINE**    *State:* **MA**    *ZIP:* **02447**    *Country:* **USA**

---

## TRANSACTION TYPE: STANDARD

## COLLATERAL

UCC FINANCING STATEMENT FOLLOW INSTRUCTIONS (front and back) CAREFULLY A. NAME & PHONE OF CONTACT AT FILER [optiona  
Leslie H. Rudnick, Esquire (617) 973-1500  
B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Katz & Rudnick, P.C.  
73 Tremont Street  
Boston, MA 02108  
Attn: Leslie H. Rudnick, Esquire  
L\_j

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

DEBTOR'S EXACT FULL LEGAL NAME insert only rum\_ debtor nama (1a or 1b) do not abbreviate or  
omit names  
1a. ORGANIZATION'S NAME  
1601 HARTFORD AVENUE, LLC  
OR 1b. INDIVIDUAL'S LAST NAME  
FIRST NAME MIDDLE  
NAME SUFFIX

1c. MAILING ADDRESS

CITY

STATE I POSTAL CODE COUNTRY

159 Cambridge Street Allston

MA 02134 U.S.A.

1d. TAX ID#: SSN OR EIN :D/L INFO REI 11B. TYPE OF ORGANIZATION

11. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL. tO#, if g TtoN I limited liability I company RI  
I O NONE

2 ADDITIONAL DEBTORS EXACT FULL LEGAL NAME Insert only QDe. debtor name (2a or 2b) do not  
abbreviate or combine names

2a. ORGANIZATION'S NAME

OR 2b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME SUFFIX

2c. MAILING ADDRESS

CITY

STATE I POSTAL CODE COUNTRY

2d. TAX ID# SSN OR EIN I:DD/L INFO RE 12e. TYPE OF ORGANIZATION 2f.

JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL ID#. if any

ORGANIZATION

DEBTOR I I

3 SECURED PARTY S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR SIP) 1nser1 only secured party  
name (3a or 3b)

3a. ORGANIZATION'S NAME

BROOKLINE BANK

I nNONE

OR 3b. INDIVIDUAL'S LAST NAME  
FIRST NAME  
MIDDLE NAME SUFFIX

3c\_ MAILING ADDRESS  
CITY  
STATE IPOSTALCODE COUNTRY  
160 Washington Street Brookline  
MA 02447 U.S.A.

4. This FINANCING STATEMENT covers the following collateral.

All of the Debtor's property described in the Schedule Annexed to this Financing Statement located at and/or used in connection with the premises known as 160 I Hartford Avenue, Johnston, Rhode Island, which premises are more particularly described in Exhibit A annexed to this Financing Statement and incorporated by reference herein.

SCHEDULE ANNEXED TO UCC FINANCING STATEMENT

DEBTOR: 160 I Hartford Avenue, LLC SECURED PARTY:  
Brookline Bank

All fixtures and other items of property belonging to the Debtor now or hereafter attached to or located at and/or used in connection with the mortgaged premises described in Exhibit A annexed to this Financing Statement or any part thereof (the "Premises"), or intended for such use, whether or not so attached, now owned or hereafter acquired, and including, without limitation, all of the Debtor's interest in all equipment (as defined the Uniform Commercial Code); all insurance proceeds including interest payable in connection with any damage or loss to the Collateral; all licenses and pennits for the use or occupancy of the Premises; all books and records related to the Debtor's operation of the Premises; all contracts, agreements and warranties, including the right to return of deposits, and prepaid insurance premiums; all payments relating to the construction, use or occupancy of the Premises and all inventory, goods, documents, instruments, general intangibles, chattel paper, accounts and contracts (all as defined in the Uniform Commercial Code) and all the proceeds therefrom; all construction contracts and subcontracts and all architect's contracts relating to the construction of any improvements; all construction materials and equipment; all communications equipment, call signalling equipment, intercoms, alarm systems and telephone systems; storm windows, window screens, shades, ranges, stoves, refrigerators, garbage disposals, air conditioning equipment, heating equipment, ventilation equipment, washing machines, dryers, generators, transformers, elevators, elevator equipment, machinery, pumps, motors, compressors, boilers, condensor units, fuel storage tanks, disposals, dishwashers, office equipment, computer equipment, lighting equipment, hoses, tools, snow removal and lawn maintenance equipment, cable television wiring and equipment, television satellite equipment, antenna systems, recreational and other exercise equipment, fire extinguishing equipment, and all renewals, replacements and substitutions thereof and proceeds therefrom.

BB/ 160 I Hartford Avenue, Johnston. RliSchedule Annexed.doc

-----

Exhibit A  
1601 Hartford Avenue, Johnston, Rhode Island

#### LEGAL DESCRIPTION

##### PARCEL 1: (ASSESSOR'S PLAT 53 LOT 288)

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on Memorial Avenue in the Town of Johnston, County of Providence, State of Rhode Island bounded and described as follows:

Beginning at the southeasterly corner of the herein described parcel, said point being an iron pin set on the northerly line of Hartford Avenue, said point also lying eighteen and 00/100 (18.00) feet northwesterly of an existing Rhode Island Highway Bound located at Station I 08+46.52; Thence northwesterly, along the northerly line of said Hartford Avenue, a distance of one hundred twenty-one and 60/100 (121.60) feet to an iron pin set at land now or formerly of GTTR Associates, L.P. for a corner; Thence northeasterly, turning an interior angle of 103°24' 28", a distance of eighty-seven and 26/100 (87.26) feet to an iron pin set at land now or formerly of Phyllis Parrillo for a corner, the last course bounded generally westerly by said GTTR Associates, L.P. land; Thence easterly, turning an interior angle of 115°47' 56", a distance of one hundred twenty-three and 23/100 (123.23) feet to an iron pin for an angle; Thence continuing easterly, turning an interior angle of 170° 52' 33", a distance of seventy-four and 14/100 (74.14) feet to an iron pin set on the westerly line of Memorial Avenue for a corner, the last two (2) courses bounded generally northerly by land now or formerly of Phyllis Parrillo; thence southeasterly, turning an interior angle of 114° 10' 10" and running along the westerly line of Memorial Avenue, a distance of forty-five and 00/100 (45.00) feet for an angle turn; Thence continuing southeasterly, turning an interior angle of 181°15' 42" and continuing along the westerly line of Memorial Avenue, a distance of fifty-two and 85/100 (52.85) feet to an iron pin set at land now or formerly of Robert W. Pilozzi for a corner; Thence westerly, turning an interior angle of 70°09' 11", a distance of one hundred thirty-three and 50/100 (133.50) feet to an iron pin set for a corner; Thence southwesterly, turning an interior angle of 243° 20' 00", a distance of sixty-seven and 00/100 (67.00) feet to Hartford Avenue and to the point and place of beginning, the last course forming an interior angle of 81°00' 00" with the first mentioned course, the last two (2) courses bounded southerly and easterly by said Pilozzi land.

##### PARCEL 2: (ASSESSOR'S PLAT 53 LOT 22)

That certain lot or parcel of land, with all the buildings and improvements thereon, situated in the Town of Johnston, County of Providence, State of Rhode Island bounded and described as follows:

Beginning at a Rhode Island Highway Bound at Station I 05+46.92 at the northwest corner of Memorial Boulevard and Hartford Avenue; Thence northwesterly, with Hartford Avenue, two hundred ninety-nine and 60/100 (299.60) feet to another Rhode Island Highway Bound at Station I 08+46.52; Thence continuing northwesterly, with said Hartford Avenue, eighteen ( 18) feet to a



comer; Thence turning an interior angle of  $99^{\circ}$  and running northeasterly sixty-seven (67) feet to a comer; Thence turning an interior angle of  $116^{\circ} 40'$  and running easterly one hundred thirty- three and  $50/100$  (133.50) feet to Memorial Avenue; Thence turning an interior angle of  $178^{\circ} 20'$  and running a distance of ninety-nine (99) feet; Thence turning an interior angle of  $116^{\circ} 35'$  and running southeasterly, with Memorial Avenue, twelve (12) feet; Thence at an interior angle of  $179^{\circ} 12'$ ; and continuing southeasterly, with Memorial Avenue, one hundred seven and  $50/100$  (107.50) feet; Thence turning an interior angle of  $146^{\circ} 06'$  and running southerly, with Memorial Avenue, thirty-five and  $98/100$  (35.98) feet to the place or point of beginning.

EXCEPTING FROM the hereinabove described Parcel 2, that portion which was conveyed to the Town of Johnston by deed from Robert Pilozi recorded with the records of Land Evidence in the Town of Johnston in Book 205 at Page 882.

FURTHER EXCEPTING THEREFROM any portion of the hereinabove described parcels taken for highway purposes.

BEING the same premises as shown on that certain plan entitled, "ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY MASS-CURY, INC. HARTFORD A VENUE & MEMORIAL A VENUE LOTS 22 & 228. PLAT 53/1 TOWN OF JOHNSTON. PROVIDENCE COUNTY. STATE OF RHODE ISLAND" Date 7-17-2001 Scale 1"=20' revised 12/21/01 prepared by Control Point Associated, Inc.

\* \* \*