

UCC-1 Form

FILER INFORMATION

Full name: **KATHRYN L. GAUDREAU** Phone: **7742068200**

CONTACT INFORMATION

Contact name: **PARTRIDGE SNOW & HAHN LLP**

Street #1: **128 UNION STREET**

Street #2: **SUITE 500**

City: **NEW BEDFORD** State: **MA** ZIP: **02740** Country: **USA**

Notification Method: **E-MAIL** Email: **KLK@PSH.COM**

DEBTOR INFORMATION

Org. Name: **JFMJ REALTY ASSOCIATES, LLC**

Mailing Address1: **70 BACON STREET**

City: **PAWTUCKET** State: **RI** ZIP: **02860** Country: **USA**

SECURED PARTY INFORMATION

Org. Name: **HARBORONE BANK**

Mailing Address1: **770 OAK STREET**

City: **BROCKTON** State: **MA** ZIP: **02303** Country: **USA**

TRANSACTION TYPE: STANDARD
COLLATERAL IS / ADMINISTERED BY:
ALTERNATIVE DESIGNATION:

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 70 Bacon Street, Pawtucket, Rhode Island, as more particularly described on Exhibit B attached hereto and incorporated herein by reference. This Financing Statement is filed in connection with that certain \$616,000 Commercial Real Estate Mortgage Loan from Secured Party to Debtor on or about even date herewith.

**EXHIBIT A
UCC-1 COLLATERAL DESCRIPTION**

Debtor: Secured Party:
JFMJ Realty Associates, LLC HarborOne Bank
70 Bacon Street 770 Oak Street
Pawtucket, RI 02860 Brockton, MA 02303

COLLATERAL

A. Land and Improvements: A certain parcel of land in the City of Pawtucket, Providence County, Rhode Island, said parcel being more particularly described in Exhibit “A” attached hereto and made a part hereof (hereinafter called the “Land”) and all buildings and other improvements now or hereafter located on the Land (the “Improvements,” which term shall also include the “Fixtures” as defined below);

B. Fixtures: All fixtures or items which may be deemed to be fixtures now or hereafter owned by Debtor or in which Debtor has an interest, and placed in or upon the Land or the Improvements or now or hereafter attached to, installed in or used in connection with the Land or Improvements including, but not limited to, portable or sectional buildings, bathroom, plumbing, heating, lighting, refrigerating, ventilating and air conditioning apparatus and equipment, garbage incinerators and receptacles, elevators and elevator machinery, boilers, furnaces, stoves, tanks, motors, sprinkler and fire detection and extinguishing systems, doorbell, alarm and security systems, window shades, screens, awnings, doors, storm and other detachable windows and doors, partitions, built in cases, counters and other fixtures, whether or not included in the foregoing listing, (all as described in this paragraph being hereinafter collectively referred to as the "Fixtures");

C. Appurtenances: All easements, covenants, agreements, rights of way, licenses, rights, privileges, and appurtenances belonging to or inuring to the benefit of the Land and all right, title and interest of Debtor in and to the land lying within any street or roadway adjoining the Land and all right, title and interest of Debtor in and to any vacated or hereafter vacated streets or roads adjoining the Land (all hereinafter collectively referred to as the "Appurtenant Rights");

D. Leases: All leases, tenancies, and occupancies, whether written or not, regarding all or any portion of the Land or Improvements (hereinafter, the “Leases”), all guarantees and security relating thereto, together with all income and profit arising therefrom and all payments due or to become due thereunder (including any purchase option); and

E. Awards: All proceeds received from the sale, exchange, collection or other disposition of any of the Land, Improvements, Appurtenances or Leases including, without limitation, insurance proceeds relating to all or any portion of the foregoing and all awards, damages, proceeds, or refunds from any state, local, federal or other takings of, and all municipal tax abatements relating to, all or any portion of the foregoing.

**EXHIBIT B
LEGAL DESCRIPTION**

Debtor: Secured Party:
JFMJ Realty Associates, LLC HarborOne Bank
70 Bacon Street 770 Oak Street
Pawtucket, RI 02860 Brockton, MA 02301

Those eight (8) certain lots or parcels of land with any buildings and improvements thereon, situated on the easterly side of Bacon Street, in the City of Pawtucket, County of Providence, State of Rhode Island laid out and designated as Lots Nos. 56 (fifty-six) to 63 (sixty-three) both inclusive on that plat entitled, “YORK AVENUE PLAT NO. 4 BELONGING TO SAMUEL HEDLEY, SITUATED IN PAWTUCKET, RI SURVEYED AND PLATTED OCTOBER, 1874 BY A.R. SWEET” which plat is recorded in the office of the City Clerk of the City of Pawtucket on Plat Card 159.

AND ALSO, those certain lots or parcels of land with all buildings and improvements thereon, situated in the City of Pawtucket in the State of Rhode Island, laid out and delineated as the southerly thirty (30) feet in depth by the entire width of Lots Nos. 75 (seventy-five), 76 (seventy-six), 79 (seventy-nine), and 80 (eighty), on that plan entitled, “YORK AVENUE PLAT NO. 4 Belonging to Samuel Hedley, Situated in Pawtucket, RI Surveyed and Platted October 1874 A.R. Sweet,” Recorded with the Records of Land Evidence in said City of Pawtucket in Plat Card 159. Said premises are also described as being Assessor’s Lot 594 on Assessor’s Plat 26 as the same was in use by the Tax Assessor for the City of Pawtucket on December 31, 1978.

AND ALSO, that certain lot or parcel of land with all buildings and improvements thereon situated on the easterly side of Bacon Street in the City of Pawtucket, County of Providence and State of Rhode Island and bounded and described as follows:

Beginning at a point on the easterly side of Bacon Street which point is the northwesterly corner of lot No. 62 on that plat entitled, “YORK AVENUE PLAT, NO. 4 BELONGING TO SAMUEL HEDLEY, SITUATED IN PAWTUCKET, RI SURVEYED AND PLATTED OCTOBER 1874 BY A.R. SWEET,”; thence running easterly bounding southerly on lots 62 (sixty-two), 61 (sixty-one), 58 (fifty-eight), 57 (fifty-seven) on said plat a distance of two hundred (200) feet, more or less, to a point at the northeasterly corner of said lot 57 (fifty-seven) on said plat; thence turning and

running northerly a distance of forty (40) feet to a point; thence turning and running westerly parallel with and forty (40) feet distance from the first described line a distance of two hundred (200) feet, more or less, to said Bacon Street; thence turning and running southerly bounding easterly on said Bacon Street a distance of forty (40) feet to the point and place of beginning.

Subject to easements and restrictions of record.