

UCC-1 Form

FILER INFORMATION

Full name: **KRISTEN CASCELLA**

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SEND ACKNOWLEDGEMENT TO

Contact name: **ACCARDO LAW OFFICES, LLP**

Mailing Address: **311 ANGELL STREET**

City, State Zip Country: **PROVIDENCE, RI 02906 USA**

DEBTOR INFORMATION

Org. Name: **H & C REAL ESTATE, LLC**

Mailing Address: **132 OLD RIVER ROAD**

City, State Zip Country: **LINCOLN, RI 02865 USA**

SECURED PARTY INFORMATION

Org. Name: **PAWTUCKET CREDIT UNION**

Mailing Address: **1200 CENTRAL AVENUE**

City, State Zip Country: **PAWTUCKET, RI 02861 USA**

TRANSACTION TYPE: STANDARD

COLLATERAL

SEE ATTACHED PDF.

1. Personal Property-all fixtures, machinery, equipment and other personal property of every kind, now or hereafter located in or upon or affixed to that certain lot or parcel of real estate, located in LINCOLN, RHODE ISLAND, commonly known as 132 OLD RIVER ROAD, UNITS 105 & S-4, as more particularly described in EXHIBIT A 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 government, 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 or 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 Debtor 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.

EXHIBIT A

The following premises designated as Unit 105 and also the designated Storage Unit S-4 located in Lincoln Center Condominium on 132 Old River Road in the Town of Lincoln, County of Providence and State of Rhode Island, created by that Declaration of Condominium dated February 8, 2005 and recorded February 16, 2005 at 12:12 p.m. in Book 1220 at Page 98 of the Town of Lincoln Land Evidence Records.

Together with and subject to:

1. An undivided .051% percentage interest in the common areas and the facilities of the Condominium described in the Declaration, together with the rights and easements appurtenant to said Unit as set forth in the Declaration (and Exhibit thereto).
2. All rights, obligations, liabilities, covenants, restrictions, easements and provisions of the Declaration, (including exhibits, plans and related documents), as the same may be amended from time to time.
3. The provisions of existing building and zoning laws and other applicable governmental regulations.