

# UCC-1 Form

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## FILER INFORMATION

*Full name:* **KRISTEN CASCELLA**

*Email Contact at Filer:* **KMC@ACCARDOLAW.COM**

## SEND ACKNOWLEDGEMENT TO

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

*Mailing Address:* **311 ANGELL STREET**

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

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## DEBTOR INFORMATION

*Org. Name:* **BOULEVARD PLAZA, LLC**

*Mailing Address:* **C/O CAPSTONE PROPERTIES, 5 BURLINGTON WOODS, STE. 103**

*City, State Zip Country:* **BURLINGTON, MA 01803 USA**

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## SECURED PARTY INFORMATION

*Org. Name:* **BANK RHODE ISLAND**

*Mailing Address:* **ONE TURKS HEAD PLACE**

*City, State Zip Country:* **PROVIDENCE, RI 02903 USA**

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## TRANSACTION TYPE: STANDARD

**CUSTOMER REFERENCE: \$9,300,000 TERM LOAN**

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## 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 PAWTUCKET, RHODE ISLAND, commonly known as 295 ARMISTICE BOULEVARD, 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

That certain tract or parcel of land with all buildings and improvements thereon situated on the easterly side of George R. Bennett Highway (formerly East Pawtucket Industrial Highway), the southerly side of Armistice Boulevard, the westerly side of York Avenue, and the northerly side of Walcott Street in the City of Pawtucket, County of Providence, State of Rhode Island being bounded and described as follows:

Beginning at a point on the southerly side of Armistice Boulevard. Said point being eighteen and 00/100 (18.00) feet easterly from George R. Bennett Highway as measured along the southerly side of said Armistice Boulevard;

Thence running S.  $74^{\circ} 32' 35''$  E bounded northeasterly by said Armistice Boulevard a distance of three hundred fifty and 52/100 (350.52) feet to an angle;

Thence turning an interior angle of  $183^{\circ} 24' 40''$  and running S.  $77^{\circ} 57' 15''$  E bounded northeasterly by said Armistice Boulevard a distance of three hundred twenty eight and 57/100 (328.57) feet to the beginning of a curve;

Thence running generally southeasterly bearing southerly along the arc of a curve having a radius of eighteen and 00/100 (18.00) feet, subtended by a central angle of  $48^{\circ} 19' 47''$  and bounded easterly by said York Avenue an arc distance of fifteen and 18/100 ( 15.18) feet to the end of said curve;

Thence running S.  $9^{\circ} 19' 05''$  W bounded southeasterly by said York Avenue a distance of four hundred seventy nine and 59/100 (479.59) feet to an angle;

Thence turning an interior angle of  $138^{\circ} 53' 45''$  and running S.  $50^{\circ} 25' 20''$  W a distance of thirty and 14/100 (30.14) feet to an angle and said Walcott Street;

Thence turning an interior angle of  $94^{\circ} 01' 35''$  and running N.  $2^{\circ} 30' 00''$  W bounded southwesterly by said George R. Bennett Highway a distance of six hundred three and 32/100 (603.32) feet to the beginning of a curve;

Thence running generally northerly, bearing northwesterly along the arc of a curve having a radius of two thousand nine hundred three and 78/100 (2,903.78) feet, subtended by a central angle of  $0^{\circ} 52' 18''$  and bounded southwesterly by said George R. Bennett Highway an arc distance of forty-four and 17/100 (44.17) feet to a corner;

Thence running N.  $66^{\circ} 39' 05''$  E a distance of eighteen and 10/100 (18.10) feet to said Armistice Boulevard and the point of beginning.

Also said parcel is subject to a permanent easement to the State of Rhode Island located along said Armistice Boulevard at the entrance to a property approximately (43) feet long by (30) feet wide and is delineated as Parcel 3P on State Highway Plat No. 2168.