

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: **RIVERSIDE ASSOCIATES, L.P.**

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

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

SECURED PARTY INFORMATION

Org. Name: **BANK RHODE ISLAND**

Mailing Address: **ONE TURKS HEAD PLACE**

City, State Zip Country: **PROVIDENCE, RI 02903 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 EAST PROVIDENCE, RHODE ISLAND, commonly known as 1050 WILLETT AVENUE, 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, together with all improvements thereon, located on the northerly side of Willett Avenue in the City of East Providence, County of Providence, State of Rhode Island, being bounded and described as follows:

Beginning at a point in the northerly street line of Willett Avenue; said point being the most southerly comer of land now or formerly of the estate of Gilda Bocchio; said point also being the most westerly comer of the herein described parcel;

Thence running in a northeasterly direction, by and within part, lands of the aforementioned Bocchio Estate; land now or formerly of Ram S. & Saroj B. Gupta; land now or formerly of Philip A. & Lorraine F. Eannarino; land now or formerly of Raymond & Helen M. Feeney; and land now or formerly of the R.I. Department of Transportation, a distance of six hundred fourteen and 00/100 (614.00) feet to a comer; said comer being the most northerly comer of the herein described parcel;

Thence turning an interior angle of 90° and running in a southeasterly direction, by and with other land of The Claflin Company, along a line running along the outside face of a building, or along the range of said outside face of the building, a distance of three hundred fifty-one and 26/100 (351.26) feet to a comer; said corner being the most easterly comer of the herein described parcel;

Thence turning an interior angle of 84°-54'-21" and running in a southwesterly direction by and with land now or formerly of Riverside Plaza Associates, Inc., a distance of thirty seven and 53/100 (37.53) feet to a point;

Thence turning an angle of 183°-36'-09" and continuing in a southwesterly direction, by and with the aforementioned Riverside Plaza Associates, Inc. land, a distance of four hundred ninety-seven and 37/100 (497.37) feet to a comer in the previously mentioned northerly line of Willett Avenue; said comer being the most westerly comer of the said Riverside Plaza Associates land; said comer also being the most southerly comer of the herein described parcel;

Thence turning an interior angle of 103°-10'-20" and running in a westerly direction, by and with the aforementioned northerly street line of Willett Avenue, a distance of Thirty-four and 58/100 (34.58) feet to a comer;

Thence turning an interior angle of 270° and running in a southerly direction, by and with the aforementioned northerly street line of Willett Avenue, a distance of nine and 97/100 (9.97) feet to a comer;

Thence turning an interior angle of 90° and running in a westerly direction, by and with the aforementioned northerly street line of Willett Avenue, a distance of three hundred eight and 46/100 (308.46) feet to a point;

Thence turning an interior angle of 178°-57'-40" and continuing in a westerly direction, by and with the aforementioned northerly street line of Willett Avenue, a distance of one and 08/100 (1.08) feet to the point and place of beginning.

The last course making an angle of $79^{\circ}-21'-30''$ with the first herein described course.
Containing, by calculation, 4.53 acres of land.

FOR REFERENCE ONLY:

1050 Willett Avenue

East Providence, Rhode Island Plat Map 613, Block 2, Lot 70.1