

# UCC-1 Form

---

## FILER INFORMATION

*Full name:* **MICHELE MARSHALL**

*Email Contact at Filer:* **MMARSHALL@ORSONANDBRUSINI.COM**

## SEND ACKNOWLEDGEMENT TO

*Contact name:* **ORSON & BRUSINI LTD**

*Mailing Address:* **144 WAYLAND AVENUE**

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

---

## DEBTOR INFORMATION

*Org. Name:* **EAGLE ISLAND INVESTMENT GROUP, INC.**

*Mailing Address:* **116 EAST MANNING STREET**

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

---

## SECURED PARTY INFORMATION

*Last Name (i.e. Family Name or Surname):* **BERMAN** *First Name:* **PETER** *Middle Name:* **G**

*Mailing Address:* **116 EAST MANNING STREET**

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

---

## TRANSACTION TYPE: STANDARD

---

## COLLATERAL

ALL FIXTURES AND ALL OTHER PERSONAL PROPERTY OF ANY NATURE WHATSOEVER, AND ALL REPLACEMENTS THEREOF, SUBSTITUTIONS THEREFOR OR ADDITIONS THERETO, AND PROCEEDS THEREOF, INCLUDING, WITHOUT LIMITATION, PROCEEDS FROM INSURANCE POLICIES, RELATED TO THAT CERTAIN PROPERTY LOCATED AT 116-118 EAST MAINNING STREET, PROVIDENCE, RI 02906 OWNED BY EAGLE ISLAND INVESTMENT GROUP, INC., AS DETAILED ON EXHIBIT A AND EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN.

**EXHIBIT A**

**UCC 1 -FINANCING STATEMENT**

**STATE OF RHODE ISLAND, SECRETARY OF STATE, UCC DIVISION**

**DEBTOR:** Eagle Island Investment Group, Inc.  
116 East Manning Street  
Providence, RI 02906

**SECURED PARTY:** Peter G. Berman  
116 East Manning Street  
Providence, RI 02906

This financing statement covers the following type of property:

Premises: A parcel or parcels of land located at **116-118 East Manning Street, Providence, RI 02906**, and more particularly described in **EXHIBIT B** attached hereto and incorporated herein by reference;

Improvements: Any and all buildings and improvements now or hereafter located on the Premises;

Personal Property: Any and all fixtures, machinery, equipment and other personal property of every kind, now or hereafter located in or upon or affixed to the Premises or Improvements, or any part thereof, or 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) all licenses, permits or approvals of any kind from any governmental or quasi-governmental authority, any construction contracts, management contracts, engineer's contracts, subcontractor's contracts, architect's contracts, plans and specifications, payment and performance bonds, and any other rights and benefits in the nature of the foregoing; and (vi) any and all renewals of, replacements, accessions or additions to, substitutions for and proceeds and products of any and all of the foregoing;

Any and all easements, rights of way, privileges, hereditaments and appurtenances now or hereafter belonging to or inuring to the benefit of the Premises and/or Improvements or any part thereof, including, but not limited to, all right, title and interest of Debtor in and to the land lying within any street, roadway or body of water adjoining the Premises or any part thereof and all right, title and interest of Debtor in and to any now or hereafter vacated streets or roads adjoining the Premises or any part thereof;

Any and all issues, benefits and profits at the Premises and/or Improvements;

Lease or Leases: Each and every agreement providing for use or occupancy of all or any part of the Premises, whether written or oral, whether now existing or hereafter arising, and any and all amendments, renewals and extensions thereof;

Rents: Any and all rents and other payments of every kind due or payable and to become due or payable to Debtor by virtue of any Lease, or otherwise due or payable and to become due or payable to Debtor as the result of any use, possession or occupancy of all or any part of the Premises;

Proceeds: Any and all proceeds payable or paid for or with respect to or as a result of damage or loss to the Premises, Improvements and Personal Property, or any part thereof, including, without limitation, insurance proceeds, and all awards in connection with any condemnation or other taking of the Premises, Improvements and Personal Property, or any part thereof, or for conveyance in lieu thereof;

Deposited Funds: Any and all sums deposited with Secured Party for payment of Impositions and insurance premiums;

Impositions: Any and all taxes, assessments, water and sewer charges, and other charges of whatever nature which may at any time be assessed against, levied upon or constitute a lien on the whole or any part of the Premises, or which otherwise might become a lien or otherwise have priority in the distribution of the proceeds of a judicial sale, and any and all interest, costs or penalties with respect to any and all unpaid taxes, assessments or charges;

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

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.

**EXHIBIT B**  
**(legal description)**

That certain lot or parcel of land with all the buildings and improvements thereon, situated on East Manning Street, in the City and County of Providence, State of Rhode Island, laid out and designated as Lot No. 27 (twenty-seven) on that plat entitled, "PLOT OF THE WHAT CHEER ESTATE BELONGING TO THE HEIRS OF THE LATE GOV. JAS. FENNER SURVEYED AND PLOTTED JULY 14<sup>TH</sup> 1847 BY ATWATER & SCHUBARTH", which plat is recorded in the Office of the Recorder of Deeds in the City of Providence, in Plat Book 2 at Page 19 and (copy) on Plat Card 61.

Being the same premises conveyed to Eagle Island Investment Group, Inc. from Moshe Vaknin, recorded in the City of Providence, State of Rhode Island, Land Evidence Records in Book 1380 at Page 313 on May 27, 1986.

FOR REFERENCE ONLY:

Property Address:

116-118 East Manning Street

Providence, RI 02906

Providence Tax Assessor's Plat 14, Lot 27