

UCC-1 Form

FILER INFORMATION

Full name: **MICHELLE MACKNIGHT**

Email Contact at Filer: **MMACKNIGHT@RCFP.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **ROBERTS, CARROLL, FELDSTEIN & PEIRCE**

Mailing Address: **10 WEYBOSSET ST., 8TH FLOOR**

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

DEBTOR INFORMATION

Org. Name: **MW REALTY, LLC**

Mailing Address: **200 UNION AVENUE**

City, State Zip Country: **PROVIDENCE, RI 02909 USA**

SECURED PARTY INFORMATION

Org. Name: **BAYCOAST BANK**

Mailing Address: **330 SWANSEA MALL DRIVE**

City, State Zip Country: **SWANSEA, MA 02777 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: OUR FILE NO. 4784-171

COLLATERAL

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT A

Debtor: MW Realty, LLC
200 Union Avenue
Providence, RI 02909

Secured Party: BayCoast Bank
330 Swansea Mall Drive
Swansea, MA 02777

As collateral security for the payment and performance of all of the Obligations, the Debtor hereby grants, assigns, conveys, pledges and transfers to the Secured Party, a continuing security interest in the following assets and properties of the Debtor, any and all substitutions therefor and replacements thereof, and any and all additions and accessions thereto whether now owned or hereafter acquired or in which the Debtor may now have or hereafter acquire an interest (all of which are hereinafter collectively referred to as the "Collateral"):

PERSONAL PROPERTY AND FIXTURES: All goods, equipment, machinery, tools and other personal property and fixtures of every kind and description now or hereafter owned by the Debtor or in which the Debtor has an interest (but only to the extent of such interest) and situated or to be situated upon or used in connection with the Premises or in any of the improvements, together with any renewals, replacements or additions thereto or substitutions therefor, all proceeds and products thereof, and now or hereafter located at, or used in connection with the operation of the Premises or the improvements, including without limitation the following:

A. EQUIPMENT, ETC.: All of the Debtor's interest in and to all equipment, fixtures, inventory, goods, materials, supplies, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, other rights, bank deposits, warranties, cash, and general intangibles whether now or hereafter existing for use on or in connection with the Premises.

B. PROCEEDS FOR DAMAGE TO THE MORTGAGED PROPERTY: All proceeds (including, without limitation, insurance and condemnation proceeds), including interest thereon, paid for any damage done to the Premises (as hereinafter defined), or any part thereof, or for any portion thereof appropriated for any character of public or quasi-public use in accordance with the provisions, terms and conditions hereinafter set forth.

C. UTILITY DEPOSITS: All right, title and interest of the Debtor in and to all monetary deposits that the Debtor has been or will be required to give to any public or private utility with respect to utility services furnished or to be furnished to the Premises.

D. RECORDS: All of the records and books of account now or hereafter maintained by the Debtor in connection with the operation of the Premises.

E. NAME AND GOODWILL: The right, in event of foreclosure of the Premises hereunder, to take and use any name by which the Premises is then known or any variation of the words thereof, and the goodwill of the Debtor with respect thereto.

DEFINITIONS

"Code" shall mean the Uniform Commercial Code as the same may be in effect from time to time in the State of Rhode Island.

"Equipment" shall include "equipment" within the meaning of Section 9-102(a)(33) of the Code and, to the extent not otherwise included therein, all machinery, equipment, furniture, parts, tools and dies, of every kind and description, of the Debtor (including automotive equipment), now owned or hereafter acquired by the Debtor, and used or acquired for use in the business of the Debtor, together with all accessions thereto and all substitutions and replacements thereof and parts therefor; all cash or non-cash Proceeds.

"Fixtures" shall mean "fixtures" within the meaning of Section 9-102(a)(41) of the Code and, to the extent not otherwise included therein, all goods which are so related to particular real estate that an interest in them arises under real estate law and all accessions thereto, replacements

thereof and substitutions therefor, including, but not limited to, plumbing, heating and lighting apparatus, mantels, floor coverings, furniture, furnishings, draperies, screens, storm windows and doors, awnings, shrubbery, plants, boilers, tanks, machinery, stoves, gas and electric ranges, wall cabinets, appliances, furnaces, dynamos, motors, elevators and elevator machinery, radiators, blinds and all laundry, refrigerating, gas, electric, ventilating, air-refrigerating, air-conditioning, incinerating and sprinkling and other fire prevention or extinguishing equipment of whatsoever kind and nature and any replacements, accessions and additions thereto, Proceeds thereof and substitutions therefor.

"Obligations" means among other things, all indebtedness, obligations and liabilities of the Debtor to the Secured Party of every kind and description, direct or indirect, secured or unsecured, joint or several, absolute or contingent, due or to become due, whether for payment or performance, now existing or hereafter arising, regardless of how the same arise or by what instrument, agreement or book account they may be evidenced, or whether evidenced by any instrument, agreement or book account, including, without limitation, all loans (including any loan by renewal or extension), all indebtedness, all undertakings to take or refrain from taking any action, all indebtedness, liabilities or obligations owing from the Debtor to others which the Secured Party may have obtained by purchase, negotiation, discount, assignment or otherwise, and all interest, taxes, fees, charges, expenses and attorneys' fees chargeable to the Debtor or incurred by the Secured Party under the security agreement giving rise to this financing statement, or any other document or instrument delivered in connection therewith.

"Premises" shall mean the real estate of the Debtor located at 194 Union Avenue and 200 Union Avenue, Providence, Rhode Island, which real estate is more particularly described on Exhibit B attached hereto and incorporated herein by reference.

"Proceeds" shall mean "proceeds" as defined in the Code and, to the extent not otherwise included therein, (a) any and all proceeds of any insurance, indemnity, warranty, guaranty, or other agreement, instrument or undertaking similar to any of the foregoing, payable to the Debtor from time to time with respect to any of the Collateral, (b) any and all payments (in

any form whatsoever) made or due and payable to the Debtor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Collateral, (c) any and all other amounts from time to time paid or payable under or in connection with any of the Collateral, and (d) any products or rents of any of the Collateral.

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EXHIBIT B

Commencing at a drill hole found in concrete marking the intersection of the easterly side line of Whitehall Street, a public way, and the southerly side line of Union Avenue, a public way, said drill hole marking the northwesterly-most corner of land now or formerly of Kenneth A. Hendricks and Diane M. Hendricks;

Thence S 87°45'00" E along said southerly Union Avenue side line and said Hendricks land, 20.00' to a drill hole found in concrete marking the northwesterly corner of the herein described parcel and the point of beginning;

Thence continuing S 87°45'00" E along said southerly Union Avenue side line, 170.00' to a point at land now or formerly of Marilyn and Vincent Mattera from which a found iron pin bears 0.50' north by 1.41' east;

Thence S 02°14'30" W by said Mattera land, 110.00' to a point at land of Kenneth A. and Diane M. Hendricks;

Thence N 87°45'00" W, 150.00' to a found iron pin marking a point of curvature;

Thence northwesterly along a curve to the right having a radius of 20.00', a central angle of 89°59'30", a chord length of 28.28', a chord bearing of N 42°45'15" W, an arc length of 31.41' to a railroad spike found marking a point of tangency;

Thence N 02°14'30" E, 90.00' to a drill hole found in concrete on the southerly side line of Union Avenue and the point of beginning, the three previous courses being by said Hendricks land;

Containing 18,614 square feet, more or less, or 0.427 acres, more or less.

PROPERTY ADDRESS:
(FOR REFERENCE PURPOSES ONLY)

200 Union Avenue

Providence, RI

AP 42 Lot 47

EXHIBIT B

BEGINNING at a point on the southerly side of said Union Avenue at the northwesterly corner of land now or formerly of Joseph Gartner and the northeasterly corner of the parcel herein described; thence turning an interior angle of $63^{\circ}26'06''$ and running southwestery bounding easterly on said Gartner land a distance of one hundred twenty two and 98/100 (122.98) feet to a driveway; thence turning an interior angle of $116^{\circ}33'54''$ and running westerly bounding southerly on said driveway a distance of forty-five (45) feet; thence turning an interior angle of 90° and running northerly along land now or formerly of Anthony Cotoia Estate a distance of one hundred ten and 00/100 (110.00) feet to the southerly line of said Union Avenue; thence turning an interior angle of 90° and running easterly along the southerly line of Union Avenue a distance of one hundred (100) feet to the point or place of beginning.

Together with all right, title and interest of the grantors in and to said driveway and all other easements appurtenant to the premises herein described as set forth in Deed Book 518 at Page 481 of the Providence Land Evidence Records.

PROPERTY ADDRESS:
(FOR REFERENCE PURPOSES ONLY)
194 Union Avenue
Providence, RI
AP 42 Lot 406