

# UCC-1 Form

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## FILER INFORMATION

*Full name:* ANNIE-LAURIE HOGAN, ESQUIRE

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## SEND ACKNOWLEDGEMENT TO

*Contact name:* MOSES RYAN LTD.

*Mailing Address:* 160 WESTMINSTER STREET, SUITE 400

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

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## DEBTOR INFORMATION

*Org. Name:* FF REALTY CORPORATION

*Mailing Address:* 1005 MAIN STREET

*City, State Zip Country:* PAWTUCKET, RI 02860 USA

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## SECURED PARTY INFORMATION

*Org. Name:* PROVIDENCE BUSINESS LOAN FUND, INC.

*Mailing Address:* 444 WESTMINSTER STREET, SUITE 3A

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

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## TRANSACTION TYPE: STANDARD

## CUSTOMER REFERENCE: RHODE ISLAND SECRETARY OF STATE

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## COLLATERAL

ANY AND ALL FIXTURES, MACHINERY, EQUIPMENT AND OTHER PERSONAL PROPERTY OF EVERY KIND, NOW OR HEREINAFTER LOCATED IN OR UPON OR AFFIXED TO THE PREMISES OR IMPROVEMENTS, DESCRIBED IN EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, OR ANY PART THEREOF, OR NOW OR HEREINAFTER 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 HEREINAFTER ACQUIRED BY DEBTOR, OR IN WHICH DEBTOR NOW OR HEREINAFTER HAS AN INTEREST, INCLUDING, WITHOUT LIMITATION, ANY AND ALL (I) HEATING, LIGHTING, INCINERATING, REFRIGERATING, VENTILATING, AIR CONDITIONING, AIR COOLING, LIGHTING, 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 AND (IV) ELECTRICAL AND/OR GAS APPLIANCES, INCINERATORS, CARPETING, FURNITURE AND FURNISHINGS, DRAPERIES, STORM WINDOWS AND DOORS AND SCREENS AND AWNINGS, AND ANY AND ALL RENEWALS OR REPLACEMENTS, ACCESSIONS OR ADDITIONS TO, SUBSTITUTIONS FOR AND PROCEEDS OF ANY AND ALL OF THE FOREGOING.

## PROPERTY DESCRIPTION

### Parcel 'A'

Kinsley Avenue & Sims Avenue  
Providence, Rhode Island

That certain tract or parcel of land situated southerly of Kinsley Avenue and easterly of Sims Avenue in the City of Providence, Providence County, State of Rhode Island and Providence Plantations, delineated as **Parcel 'A'** on a plan entitled "Administrative Subdivision Plan A.P. 27, Lots 297 & 298 Kinsley Avenue & Sims Avenue Providence, Rhode Island Farm Fresh Realty Corporation, 1105 Main Street #8130 Pawtucket, Rhode Island 02860 Project No. 07-020, Scale: 1"=30'" Dated 11/20/18, prepared by Waterman Engineering Company 46 Sutton Avenue East Providence, RI 02914, Richard S. Lipsitz, PLS #1837 and recorded with the Land Evidence Records of the City of Providence, RI in Book 91 at Page 124. Said parcel is more particularly bounded and described as follows:

Beginning at a drill hole set at the intersection of the easterly street line of Sims Avenue with the southerly street line of Kinsley Avenue, said point being the northwesterly corner of Parcel 'A' on the above-referenced plan and the northwesterly corner of the parcel herein-described;

thence proceeding N 60°32'52" E, a distance of four hundred thirty one and 77/100 (431.77') feet to a point of curvature;

thence proceeding easterly along the arc of a curve deflecting to the right having a central angle 13°05'32", a radius of 468.20', an arc distance of one hundred six and 98/100 (106.98') feet to a drill hole at land now or formerly of Twin Realty Co. and the northeasterly corner of the parcel herein-described. The last two (2) herein-described courses run by and with the said southerly street line of Kinsley Avenue;

thence proceeding S 17°50'40" E, bounded easterly by the said Twin Realty land, a distance of two hundred twenty nine and 14/100 (229.14') feet to a spike at land now or formerly of the Providence Redevelopment Agency and the southeasterly corner of the parcel herein-described;

thence proceeding S 68°49'02" W, a distance of one hundred twenty three and 86/100 (123.86') feet to a spike at a corner;

thence proceeding S 17°59'43" E, a distance of fifty eight and 70/100 (58.70') feet to an iron rod at a corner;

thence proceeding S 72°15'47" W, a distance of eighty three and 18/100 (83.18') feet to a spike at a corner;

thence proceeding S 17°44'13" E, a distance of thirty six and 29/100 (36.29') feet to a spike at a corner;

thence proceeding S 72°07'37" W, a distance of three hundred forty five and 93/100 (345.93') feet to a drill hole in the said easterly street line of Sims Avenue at the southwesterly corner of the parcel herein-described. The last five (5) herein-described courses are bounded by the said Providence Redevelopment land;

thence proceeding N 12°09'38" W, by and with the said easterly street line of Sims Avenue, a distance of two hundred thirty six and 23/100 (236.23') feet to the point and place of beginning.

The above described parcel contains 140,251 square feet (3.220 acres) of land, more or less.

Together with rights of ingress, egress and parking provided in (i) Declaration and Agreement Establishing Reciprocal Easements by and between FF Realty Corporation and Providence Redevelopment Agency dated September \_\_, 2019 and recorded with the Providence Land Records on or about the date hereof and (ii) Parking Easement Agreement by and between FF Realty Corporation and Providence Redevelopment Agency dated September \_\_, 2019 and recorded with the Providence Land Records on or about the date hereof.