

UCC-1 Form

FILER INFORMATION

Full name: **KENNETH F. MCGUNAGLE, JR., ESQ.**

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SEND ACKNOWLEDGEMENT TO

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Mailing Address: **2088 BROAD STREET**

City, State Zip Country: **CRANSTON, RI 02905 USA**

DEBTOR INFORMATION

Org. Name: **KJC PROPERTY MANAGEMENT, LLC**

Mailing Address: **624 ROCKY HILL ROAD**

City, State Zip Country: **NORTH SMITHFIELD, RI 02917 USA**

SECURED PARTY INFORMATION

Org. Name: **NAVIGANT CREDIT UNION**

Mailing Address: **1005 DOUGLAS PIKE**

City, State Zip Country: **SMITHFIELD, RI 02917 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 2020-0201 KJC PROPERTY MANAGEMENT, LLC

COLLATERAL

I. PREMISES: 56 PELLETIER AVENUE AND 880 PARK AVENUE, WOONSOCKET, RHODE ISLAND 02895 AND 596 ROCKY HILL ROAD, NORTH SMITHFIELD, RHODE ISLAND 02896, AS MORE PARTICULARLY DESCRIBED IN THE EXHIBIT A ATTACHED HERETO (THE "MORTGAGED PROPERTY"). II. IMPROVEMENTS: ALL IMPROVEMENTS NOW OR HEREAFTER SITUATED UPON THE MORTGAGED PROPERTY, TOGETHER WITH ALL FIXTURES NOW OR HEREAFTER OWNED BY THE DEBTOR OR IN WHICH DEBTOR HAS AN INTEREST (BUT ONLY TO THE EXTENT OF SUCH INTEREST) AND PLACED IN OR UPON THE MORTGAGED PROPERTY OR THE BUILDINGS OR IMPROVEMENTS THEREON (COLLECTIVELY THE "IMPROVEMENTS"). III. EASEMENTS: ANY EASEMENT, BRIDGE, OR RIGHT OF WAY, CONTIGUOUS OR ADJOINING THE MORTGAGED PROPERTY AND THE IMPROVEMENTS THEREON, AND ALL OTHER EASEMENTS, IF ANY, INURING TO THE BENEFIT OF THE MORTGAGED PROPERTY. IV. LEASES AND RENTS: ALL OF THE DEBTOR'S RIGHT, TITLE AND INTEREST IN AND TO ANY LEASES OR OTHER AGREEMENTS FOR USE OF THE MORTGAGED PROPERTY OR THE IMPROVEMENTS AND ALL RENTS, SECURITY DEPOSITS, AND OTHER PROCEEDS OF SUCH LEASES AND OTHER AGREEMENTS, IN EACH CASE WHETHER NOW OR HEREAFTER EXISTING, RELATING TO THE MORTGAGED PROPERTY OR THE IMPROVEMENTS, AS PROVIDED IN A MORTGAGE DEED, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS OF EVEN DATE HERewith DELIVERED BY THE DEBTOR TO THE SECURED PARTY. I. PREMISES: 56 PELLETIER AVENUE AND 880 PARK AVENUE, WOONSOCKET, RHODE ISLAND 02895 AND 596 ROCKY HILL ROAD, NORTH SMITHFIELD, RHODE ISLAND 02896, AS MORE PARTICULARLY DESCRIBED IN THE EXHIBIT A ATTACHED HERETO (THE "MORTGAGED PROPERTY"). II. IMPROVEMENTS: ALL IMPROVEMENTS NOW OR HEREAFTER SITUATED UPON THE MORTGAGED PROPERTY, TOGETHER WITH ALL FIXTURES NOW OR HEREAFTER OWNED BY THE DEBTOR OR IN WHICH DEBTOR HAS AN INTEREST (BUT ONLY TO THE EXTENT OF SUCH INTEREST) AND PLACED IN OR UPON THE MORTGAGED PROPERTY OR THE BUILDINGS OR IMPROVEMENTS THEREON (COLLECTIVELY THE "IMPROVEMENTS"). III. EASEMENTS: ANY EASEMENT, BRIDGE, OR RIGHT OF WAY, CONTIGUOUS OR ADJOINING THE MORTGAGED PROPERTY AND THE IMPROVEMENTS THEREON, AND ALL OTHER EASEMENTS, IF ANY, INURING TO THE BENEFIT OF THE MORTGAGED PROPERTY. IV. LEASES AND RENTS: ALL OF THE DEBTOR'S RIGHT, TITLE AND INTEREST IN AND TO ANY LEASES OR OTHER AGREEMENTS FOR USE OF THE MORTGAGED PROPERTY OR THE IMPROVEMENTS AND ALL RENTS, SECURITY DEPOSITS, AND OTHER PROCEEDS OF SUCH LEASES AND OTHER AGREEMENTS, IN EACH CASE WHETHER NOW OR HEREAFTER EXISTING, RELATING TO THE MORTGAGED PROPERTY OR THE IMPROVEMENTS, AS PROVIDED IN A MORTGAGE DEED, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS OF EVEN DATE HERewith DELIVERED BY THE DEBTOR TO THE SECURED PARTY.

EXHIBIT A

PARCEL I

A certain lot or parcel of land with all the buildings and improvements thereon situated on the easterly side of Park Avenue, between Blakely Street and Merrill Court, in said City of Woonsocket, County of Providence and State of Rhode Island, bounded and described as follows:

BEGINNING at a point in the easterly line of said Park Avenue which is seventy and one-half (70 1/2) feet northerly from the corner formed by the intersection of said easterly line of Park Avenue with the northerly line of Merrill Court, so-called, said point of beginning being a corner of land now or formerly of Hachador Bozoian and the southwesterly corner of the lot hereby described;

Thence Northerly with said easterly line of Park Avenue fifty-seven (57) feet to land of the Bernon Worsted Mills;

Thence Easterly with said land of the Bernon Worsted Mills, one hundred thirty-four (134) feet to land now or formerly of said Hachador Bozoian;

Thence Southerly with land now or formerly of said Hachador Bozoian, about fifty-seven (57) feet;

Thence Westerly with said land now or formerly of said Hachador Bozoian one hundred thirty-four (134) feet to the point of beginning.

880 Park Avenue, Woonsocket RI 02895 -AP 17 AL 286

PARCEL II

A certain lot or parcel of land with all the buildings and improvements thereon situated on the southwesterly side of Pelletier Avenue in the City of Woonsocket, County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the southwesterly line of said Pelletier Avenue which is two hundred thirty-five (235) feet northwesterly from the corner formed by the intersection of said southwesterly line of Pelletier Avenue with the northwesterly line of South Main Street, said point of beginning being the most northerly corner of land now or formerly of Robert M. and Joan J. Duquette and at the most easterly corner of the lot hereby described;

thence S. 57 degrees 15' W., bounding southeasterly on said Duquette land, one hundred twenty (120) feet to land now or formerly of Alice A. Savard;

thence westerly, bounding southerly on said Savard land, thirty-eight and 22/100 (38.22) feet to a granite bound at the division line between said City of Woonsocket and the Town of North Smithfield, said County and State;

thence N. 7 degrees 13' W. along said Woonsocket-North Smithfield line seventy-five (75) feet, more or less, to land now or formerly of Douglas J. Allan;

thence N. 65 degrees E., bounding northwesterly on said Allan land, one hundred twenty (120) feet, more or less, to said Pelletier Avenue;

thence S. 27 degrees 10' E., bounding northeasterly on said Pelletier Avenue, eighty-four (84) feet, more or less, to the point of beginning.

56 Pelletier Avenue, Woonsocket RI 02-AP 4 AL 235

PARCEL II

A certain tract or parcel of land with all the buildings and improvements thereon situated on the northeasterly (or northerly) side of Rocky Hill Road, in the Town of North Smithfield, County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at the end of a wall on the westerly side of a barway in the northeasterly line of said Rocky Hill Road, said point of beginning being the most westerly corner of the lot hereby described and at a corner of land of City of Woonsocket;

thence S. $68^{\circ} \frac{1}{2}$ ' E. two hundred sixty (260) feet to a turn;

thence S. $54^{\circ} \frac{1}{2}$ ' E. ninety-five (95) feet to a turn;

thence S. 60° E. forty-five (45) feet to a stake at land now or formerly of Alfred H. and Gertrude F. Kimmer, the last three lines bounding southwesterly on said Rocky Hill Road;

thence N. $32^{\circ} \frac{1}{2}$ ' E. three hundred thirty-four (334) feet to a stake;

thence N. $57 \frac{1}{2}$ ' W. three hundred eighty (380) feet, more or less, (by scale) to said City of Woonsocket land, the last two lines bounding on said Kimmer land;

thence southwesterly (or southerly), bounding northwesterly on said City of Woonsocket land, four hundred five (405) feet, more or less (by scale) to said end of wall in the northeasterly line of Rocky Hill Road at the point or place of beginning.

Said premises are shown on that certain unrecorded plan entitled, "Plan of Land North Smithfield R.I. to be conveyed by David Desjardin to Donat Desjardin Oct 1960 Scale 1 in = 100 ft. Stanley H. Mowry Surveyor."

596 Rocky Hill Road, North Smithfield, RI 02896 -AP 20 AL 45