

# UCC-1 Form

## FILER INFORMATION

Full name: **JANE M. PINEAU, ESQ.**

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## SEND ACKNOWLEDGEMENT TO

Contact name: **JANE M. PINEAU, ATTORNEY AT LAW**

Mailing Address: **446 COUNTY STREET**

City, State Zip Country: **NEW BEDFORD, MA 02740 USA**

## DEBTOR INFORMATION

Org. Name: **317 HOPE, LLC**

Mailing Address: **317 HOPE STREET**

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

## SECURED PARTY INFORMATION

Org. Name: **MARTHA'S VINEYARD SAVINGS BANK**

Mailing Address: **78 MAIN STREET, P.O. BOX 1069**

City, State Zip Country: **EDGARTOWN, MA 02539 USA**

## TRANSACTION TYPE: STANDARD

## COLLATERAL

EXHIBIT I ALL BUILDINGS AND IMPROVEMENTS NOW OR HEREAFTER ERECTED ON SUCH PARCEL OF LAND, ALL EASEMENTS AND APPURTENANCES, AND ALL FIXTURES, MACHINERY, EQUIPMENT AND OTHER PERSONAL PROPERTY OF EVERY KIND, NOW OR HEREAFTER LOCATED IN OR UPON OR AFFIXED TO THE PARCEL OF LAND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO OR THE BUILDINGS OR IMPROVEMENTS THEREON, OR ANY PART THEREOF, AND NOW OR HEREAFTER USED OR TO BE USED IN CONNECTION WITH ANY PRESENT OR FUTURE OPERATION OF SUCH PARCEL OF LAND OR THE BUILDINGS OR IMPROVEMENTS THEREON, AND NOW OWNED OR HEREAFTER ACQUIRED BY MORTGAGOR, INCLUDING, WITHOUT IN ANY WAY LIMITING THE GENERALITY OF THE FOREGOING: ANY AND ALL (I) FURNISHINGS, FIXTURES, EQUIPMENT, CONTRACTS, LICENSES, PERMITS, INTERESTS, AGREEMENTS, WARRANTIES, APPROVALS, BUILDING MATERIALS AND CONSTRUCTION EQUIPMENT, (II) HEATING, LIGHTING, INCINERATING, REFRIGERATING, VENTILATING, AIR CONDITIONING, AIR COOLING, LIFTING, FIRE EXTINGUISHING, PLUMBING, CLEANING, COMMUNICATIONS AND POWER EQUIPMENT AND APPARATUS; (III) GAS, WATER AND BUILDING ELECTRICAL EQUIPMENT; AND (IV) ELEVATORS, ESCALATORS, SWITCHBOARDS, ENGINES, MOTORS, TANKS, PUMPS, PARTITIONS, CONDUITS, DUCTS AND COMPRESSORS, TOGETHER WITH ANY RENEWALS, REPLACEMENTS OR ADDITIONS THERETO OR SUBSTITUTIONS THEREFOR; IT BEING UNDERSTOOD AND AGREED THAT ALL SUCH FIXTURES, MACHINERY, APPARATUS, EQUIPMENT AND OTHER PERSONAL PROPERTY ARE A PART OF AND ARE DECLARED TO BE A PORTION OF THE SECURITY FOR THE INDEBTEDNESS HEREBY SECURED, WHETHER PHYSICALLY ATTACHED TO THE IMPROVEMENTS OR NOT. NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, COLLATERAL SHALL NOT INCLUDE ANY CONSUMER GOODS, EQUIPMENT, FARM PRODUCTS, INVENTORY OR ANY OTHER PERSONAL PROPERTY OF THE BORROWER CONTAINED IN THE BUILDING SUBJECT TO THIS MORTGAGE TO THE EXTENT SUCH BUILDING IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. EXHIBIT A THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON, SITUATED ON THE EASTERLY SIDE OF HOPE STREET IN THE CITY OF PROVIDENCE AND STATE OF RHODE ISLAND, KNOWN AND DESIGNATED AS 319 HOPE STREET, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY LINE OF HOPE STREET AT THE NORTHWESTERLY CORNER OF SAID PARCEL AND AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF JAMES A. RATCLIFFE; THENCE EASTERLY BOUNDING NORTHERLY ON SAID RATCLIFFE LAND ONE HUNDRED TWENTY FIVE (125) FEET TO LAND NOW OR FORMERLY OF NEW ENGLAND YEARLY MEETING OF FRIENDS; THENCE SOUTHERLY BOUNDING EASTERLY ON SAID LAST NAMED LAND FIFTY (50) FEET, MORE OR LESS, TO LAND NOW OR FORMERLY OF ABRAHAM L. BOTVIN; THENCE WESTERLY BOUNDING SOUTHERLY ON SAID BOTVIN LAND ONE HUNDRED TWENTY FIVE (125) FEET TO HOPE STREET; THENCE NORTHERLY BOUNDING WESTERLY ON HOPE STREET FIFTY (50) FEET TO THE POINT OF BEGINNING. BEING THE SAME PREMISES CONVEYED TO 317 HOPE, LLC BY DEED OF MOSES BROWN SCHOOL HOLDINGS INCORPORATED F/K/A MOSES BROWN SCHOOL DATED JANUARY 18, 2011, RECORDED WITH THE CITY OF PROVIDENCE LAND EVIDENCE RECORDS IN BOOK 9906, PAGE 296.