

UCC-1 Form

FILER INFORMATION

Full name: **ALLIE J. HUERTAS**

Email Contact at Filer: **AJH@ACCARDOLAW.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **ACCARDO LAW OFFICES, LLP**

Mailing Address: **311 ANGELL STREET**

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

DEBTOR INFORMATION

Org. Name: **OFF BROADWAY PROPERTIES, LLC**

Mailing Address: **1080 MAIN STREET**

City, State Zip Country: **PAWTUCKET, RI 02860 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: \$319,200.00 TERM LOAN

COLLATERAL

SEE ATTACHED EXHIBIT "A "

1. All fixtures, machinery, equipment and other personal property of every kind, now or hereafter located in or upon or affixed to that certain lot or parcel of real estate, located in **PROVIDENCE, RHODE ISLAND**, commonly known as **55 AND 57 COURTLAND STREET**, as more particularly described in **EXHIBIT A** attached hereto (collectively, the "Premises") or any and all building and/or improvements (collectively, the "Improvements") 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) any and all franchises, licenses and permits, whether issued by national, state and/or local government, department, agency or subdivision having jurisdiction over Debtor, any guarantor of Debtor or the Premises and Improvements, or any part thereof, or any use, operation or occupancy thereof, related to the use, operation or occupancy of the Premises or Improvements or any part thereof; (vi) 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 (vii) 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.
2. All renewals, replacements of, additions to, substitution for and proceeds of any and all of the foregoing.
3. All condemnation awards and policies of insurance maintained with respect to said real and personal property and all proceeds thereof.

EXHIBIT A

PARCEL I:

That the lot of land, with all the buildings and improvements thereon, situated in the City of Providence and the State of Rhode Island, laid out delineated as Lot No. 229 (two hundred twenty-nine) on that plat entitled "Plat of houselots belonging to the Estate of the late William Almy situated on the north side of Broadway surveyed and platted by B. & M. B. Lockwood 1840 copied, corrected & divided into houselots by Atwater & Schubarth" and recorded in the office of the Record of Deeds in said Providence in Plat Book 2 at Page 14 and (copy) on Plat Card 58.

Said lot bounds easterly on Courtland Street forty (40) feet and holding that width extends westerly eighty four and 5/10 (84.5) feet, bounding southerly on land now or lately of Guiseppe D'Angelo and his wife, westerly on land now or lately of Paul Picozzi and wife and northerly on land now or lately of Societa Maschile, Maria S. S. Incoronata. Di Puglia, Inc.

Property Address
(For reference purposes only)
55 Courtland Street
Providence, RI 02909

PARCEL II

That certain lot or parcel of land with all the buildings and other improvements thereon, situated at the northwesterly corner of Courtland and Ring Streets in the City of Providence, and in the same land which is laid out and delineated as lot number two hundred thirty (230) on a certain plat entitled, "Plat of House Lots belonging to the Estate of the Late William Almy situated on the north side of Broadway Surveyed and Platted by M.E. Lockwood 1840 Copied, Corrected and Divided into House Lots by Altwater and Schuburth", which plat is recorded in the Office of the Recorder of Deeds in said City of Providence in Plat Book No. 2 at page 14 and also on Plat Card No. 58. Said lot bounds easterly on said Courtland Street on which it measures forty (40) feet and holding that width or about that width, extends westward eight four and one half (84 ½) feet, more or less, and is bounded northerly on lot numbered two hundred twenty nine (229) on said plat, westerly on lot numbered two hundred thirty one (231) on said plat, and southerly on said Ring Street.

Property Location
(For reference purposes only)
57 Courtland Street
Providence, Rhode Island 02909
Plat: 33 Lot: 230