

UCC-1 Form

FILER INFORMATION

Full name: **MATTHEW C REPETTO**

Email Contact at Filer: **MCR@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: **PETTIS REALTY, LLC**

Mailing Address: **685 WEST SHORE ROAD**

City, State Zip Country: **WARWICK, RI 02889 USA**

SECURED PARTY INFORMATION

Org. Name: **HARBORONE BANK**

Mailing Address: **770 OAK STREET**

City, State Zip Country: **BROCKTON, MA 02301 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: \$250,000.00 TERM LOAN

COLLATERAL

SEE ATTACHED PDF

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 **WARWICK, RHODE ISLAND**, commonly known as **681 WEST SHORE ROAD A/K/A 685 WEST SHORE ROAD**, 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

Those two lots of land with all buildings and improvements thereon, situated at the northwesterly corner of West Shore Road and Birchwood Avenue, in the City of Warwick, County of Kent, and State of Rhode Island laid out and delineated as Lots Nos. 68 (sixty-eight) and 69 (sixty-nine) on that plat entitled, "BIRCHWOOD belonging to George T. Curry and Arthur V. Gahan, Conimicut, RI By Waterman Engineering Co. June, 1928, which plat is recorded with the Records of Land Evidence in said City of Warwick in Plat Book 9 at Page 1 and (copy) on Plat Card 357.

PROPERTY ADDRESS:

(for reference only)

681 West Shore Road a/k/a 685 West Shore Road

Warwick, RI 02889

PLAT 331, LOT 148 & 147