

UCC-1 Form

FILER INFORMATION

Full name: **PETAGAYE SMITH**

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SEND ACKNOWLEDGEMENT TO

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

Mailing Address: **311 ANGELL STREET, PROVIDENCE, RI 02906**

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

DEBTOR INFORMATION

Org. Name: **NPM REALTY, LLC**

Mailing Address: **352 WATERMAN AVENUE**

City, State Zip Country: **SMITHFIELD, RI 02917 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: \$900,000.00 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 respective lots or parcels of real estate, located at **301 WATERMAN AVENUE, SMITHFIELD, RHODE ISLAND, 11 ESMOND STREET, SMITHFIELD, RHODE ISLAND, 352 WATERMAN AVENUE, SMITHFIELD, RHODE ISLAND, 2 WHIPPLE AVENUE, SMITHFIELD, RHODE ISLAND, 24 FARNUM PIKE, SMITHFIELD, RHODE ISLAND, 20 TARTAGLIA STREET, JOHNSTON, RHODE ISLAND AND 23 GRANITE STREET, JOHNSTON, RHODE ISLAND**, each more respectively described in **EXHIBIT A, Parcels 1 through 7**, 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 1:

That certain parcel of land with all the buildings and improvements thereon, situated on the northeasterly side of Waterman Avenue, (otherwise known as Farnum Pike) in the Town of Smithfield, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point in the northeasterly line of said Waterman Avenue at the westerly corner of said parcel of land and at the southerly corner of land now or lately of Forrest Oceau et ux; thence easterly bounding northerly on said Oceau land, one hundred seventy-seven and 38/100 (177.38) feet to land now or lately of Albert A. Oceau et ux; thence southeasterly bounding northeasterly on said Oceau land eighty-seven and 13/100 (87.13) feet to a stake; thence westerly bounding southerly in part on said Albert A. Oceau land and in part on land now or lately of Richard J. Furtado et ux one hundred sixty-eight and 75/100 (168.75) feet more or less to the said northeasterly line of Waterman Avenue; thence northwesterly bounding southwesterly on said Waterman Avenue one hundred twenty-four and 35/100 (124.35) feet more or less to the point and place of beginning.

Being the same premises conveyed by Deed from James E. Bilodeau to James E. Bilodeau and Gail L. Bilodeau which deed is dated and recorded October 26, 1992 in Book 148 at Page 849 in the Land Evidence Records of the Town of Smithfield.

EXCEPTING that portion conveyed to Albert A. Oceau et ux by deed dated June 2, 1953 and recorded in said records in Deed Book 21 at Page 271.

PROPERTY ADDRESS:

(for reference only)

301 Waterman Avenue

Smithfield, RI 02917

PLAT 26, LOT 51

Parcel 2:

That certain lot of land with all buildings and improvements thereon situated on the northerly side of Esmond Street, in the Village of Esmond, in the Town of Smithfield and State of Rhode Island, laid out and designated as lot numbered fourteen(14) on that plat entitled "Plan No. 2 of Dwelling Property owned by Esmond Mills, Esmond, RI by Waterman Engineering Company, October 1935" which said plat is recorded in the records of Land Evidence in said Smithfield on Plat Card No 66 to which reference is hereby made for a more particular description of said lot.

PROPERTY ADDRESS:

(for reference only)

11 Esmond Street
Smithfield, RI 02917
PLAT 25, LOTS 89
(for reference only)

Parcel 3:

Beginning at a granite bound in the westerly line of Waterman Avenue 1043.9 feet northerly from the northeasterly corner of lot 41 on the plan entitled, "Plan of Dwelling Properties owned by the Esmond Mills, Esmond R.I., by Waterman Engineering Co., October 1933" and running thence westerly at right angles from said Waterman Avenue, bounded southerly by land formerly of Smithfield, Properties, Inc. about 100.8 feet to the west face of the retaining wall on the easterly side of the Woonasquatucket River; thence northerly along the westerly face of the retaining wall about 155 feet to said Esmond Street; thence easterly bounded northerly by said Esmond Street 51 feet; thence easterly on a curved line bearing southeasterly, bounded northeasterly by said Esmond Street about 39.3 feet to said Waterman Avenue; thence southerly bounded easterly by said Waterman Avenue about 128.46 feet to the point of beginning.

PROPERTY ADDRESS:

(for reference only)

352 Waterman Avenue
Smithfield, RI 02917
PLAT 25, LOT 44

Parcel 4:

That certain tract or parcel of land with all the buildings and improvements thereon, situated on the northerly side of Whipple Avenue (formerly County Road) in the Village of Georgiaville in the Town of Smithfield, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a steel rod set in the northerly line of said Whipple Avenue at the southwesterly corner of land now or lately of the New York, New Haven & Hartford Railroad;

Thence running in a general northwesterly direction along the northerly line of said Whipple Avenue a distance of one hundred eighteen and $\frac{2}{10}$ (118.2) feet, more or less, to a steel rod set in the northerly line of said Whipple Avenue, also being the southeasterly corner of land now or lately of Eva Brunelle;

Thence turning an interior angle of $126^{\circ} 20' 03''$ and running northwesterly a distance of forty-two (42) feet, more or less, to a point;

Thence turning an interior angle of $102^{\circ} 03' 42''$ and running northeasterly a distance of sixty-eight and $\frac{95}{100}$ (68.95) feet, more or less, to said railroad land, the last two courses bounding on said Brunelle land;

Thence turning an interior angle of 90° and running southeasterly along said railroad land a distance of one hundred twenty-eight (128) feet, more or less, to the point of beginning, at which point the first and last described courses form an interior angle of $41^{\circ} 36' 15''$.

PROPERTY ADDRESS:

(for reference only)

2 Whipple Avenue

Smithfield, RI 02917

PLAT 23, LOT 8

Parcel 5:

THAT CERTAIN PARCEL OR TRACT OF LAND SITUATED ON THE SOUTHWESTERLY SIDE OF FARNUM PIKE, IN THE TOWN OF SMITHFIELD, STATE OF RHODE ISLAND, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY STREET LINE OF FARNUM PIKE, SAID POINT BEING 110.89' SOUTHEASTERLY FROM A P.K.NAIL SET AT THE MOST EASTERLY CORNER OF LAND NOW OR LATELY OF L & D COMPANY CO., INC. AND ALSO BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL,

THENCE RUNNING SOUTHEASTERLY, IN A STRAIGHT LINE ALONG SAID FARNUM PIKE, A DISTANCE OF 205.93' FEET, TO A POINT;

THENCE TURNING AN INTERIOR ANGLE OF 90-23'23" AND RUNNING SOUTHWESTERLY, IN A STRAIGHT LINE, BOUNDED SOUTHEASTERLY BY LAND NOW OR LATELY OF S. DAVIS, A DISTANCE OF 206.73' FEET, TO AN IRON PIN;

THENCE TURNING AN INTERIOR ANGLE OF 96-00'00" AND RUNNING NORTHWESTERLY, IN A STRAIGHT LINE, BOUNDED SOUTHWESTERLY BY LAND NOW OR LATELY OF C.G. SMITH, A DISTANCE OF 208.61' FEET, TO A POINT;

THENCE TURNING AN INTERIOR ANGLE OF 83-36'37" AND RUNNING NORTHEASTERLY IN A STRAIGHT LINE, BOUNDED NORTHWESTERLY BY LOT B, A DISTANCE OF 229.95' FEET TO SAID FARNUM PIKE AT THE POINT AND PLACE OF BEGINNING.

THE LAST DESCRIBED COURSE FORMING AN INTERIOR ANGLE 90-00'00" WITH THE PREVIOUSLY DESCRIBED FIRST COURSE OF LAND.

PROPERTY ADDRESS:

(for reference only)

24 Farnum Pike

Smithfield, RI 02917

PLAT 24, LOT 84

Parcel 6:

That certain lot of land with all buildings and improvements thereon, situated on the northerly side of Tartaglia Street, in the Town of Johnston, County of Providence, State of Rhode Island, laid out and designated as Lot No. 6 (six) on that plat entitled "SIMMONSVILLE HIGHLAND PLAT JOHNSTON, R.I. BY J.A. LATHAM & SON, OCTOBER, 1918", which plat is recorded in the office of the Town Clerk of Johnston.

PROPERTY ADDRESS:

(for reference only)

20 Tartaglia Street
Johnston, RI 02919
PLAT 27, LOT 26

Parcel 7:

That certain lot or parcel of land situated on the easterly side of Genoa Avenue in the Town of Johnston, County of Providence, State of Rhode Island, laid out and designated as Lot No. One (1) on that plat entitled, "THORNTON PLAT NO, 4 Johnston, R.I., belonging to Stephen D. Watson Co. French & Bateman, Eng'rs. August, 1922", which plat is recorded in the Office of the Town Clerk of the Town of Johnston as recorded Plat 100.

PROPERTY ADDRESS:

(for reference only)

23 Granite Street
Johnston, RI 02919
PLAT 5, LOT 334