

# UCC-1 Form

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## 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**

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## DEBTOR INFORMATION

*Org. Name:* **STEFANIA HOLDING CO., LLC**

*Mailing Address:* **894 OAKLAWN AVENUE**

*City, State Zip Country:* **CRANSTON, RI 02920 USA**

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## SECURED PARTY INFORMATION

*Org. Name:* **HARBORONE BANK**

*Mailing Address:* **770 OAK STREET**

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

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## TRANSACTION TYPE: STANDARD

**CUSTOMER REFERENCE: \$245,000.00 LOAN - FIXTURES**

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## 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 **CRANSTON, RHODE ISLAND**, commonly known as **892 OAKLAWN AVENUE**, 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**

That certain lot of land with all the buildings and improvements thereon, situated on the southeasterly side of Oak Lawn Avenue, in the City of Cranston, County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the southeasterly line of Oak Lawn Avenue one hundred ninety-seven and 33/100 (197.33) feet, more or less, northeasterly from the northeasterly line of Brayton Avenue, said point of beginning being the northerly corner of land now or lately of Laura C. Callery; thence northeasterly bounding northwesterly on said Oak Lawn Avenue seventy (70) feet, more or less, to land now or lately of Marcello D. Liberatore and wife; thence southeasterly bounding northeasterly on said last named land one hundred forty-one and 505/1000 (141.505) feet, more or less, to land now or lately of Antonio Cerbo; thence southwesterly bounding southeasterly on said Cerbo land seventy (70) feet to said Callery land; thence northwesterly bounding southwesterly on said last named land one hundred thirty-five and 79/100 (135.79) feet to said Oak Lawn Avenue and the point and place of beginning.

Said parcel comprises the whole of Lots 67 (sixty-seven), 68 (sixty-eight) and 69 (sixty-nine) and the adjoining southwesterly ten (10) feet in width by the entire depth of Lot No. 66 (sixty-six) on that plat entitled, "OAK LAWN PARK CRANSTON, R.I. OWNED BY J. W. WILBUR, A.L. ELIOT ENG. BOSTON, MASS. MARCH 20<sup>th</sup> 1900", which plat is recorded with the Records of Land Evidence in said City of Cranston on Plat Card 124, EXCEPTING so much thereof as was taken by the State of Rhode Island in the widening of Oak Lawn Avenue.

892 Oaklawn Avenue, Cranston, RI 02920 - AP 15-2 AL 61