

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: **1245 REALTY ASSOCIATES, LLC**

Mailing Address: **24 LESLIE DRIVE**

City, State Zip Country: **PROVIDENCE, RI 02908 USA**

SECURED PARTY INFORMATION

Org. Name: **BANK RHODE ISLAND**

Mailing Address: **ONE TURKS HEAD PLACE**

City, State Zip Country: **PROVIDENCE, RI 02903 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: \$1,400,000.00 LOAN

COLLATERAL

SEE ATTACHED PDF.

1. All fixtures, machinery, equipment or other assets of every kind, now or hereafter located in or upon or affixed to those certain lots or parcels of real estate, located in **PROVIDENCE, RHODE ISLAND**, commonly known as **1231, 1227, 1245 SMITH STREET, AND EAST PROVIDENCE, RHODE ISLAND**, commonly known as **15-19 FORBES 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; (vi) 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.
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"

LEGAL DESCRIPTION

PARCEL ONE

**1231 SMITH STREET
PROVIDENCE, RI
AP: 122/LOT: 563**

That certain parcel of land with all buildings and improvements thereon, situated on the northerly side of Smith Street, in the City of Providence, County of Providence, State of Rhode Island, is bounded and described as follows:

Beginning at a point in the northerly line of Smith street, said point being located two-hundred eighty-six and fifty-three hundredths (286.53') feet easterly of the intersection of said northerly Smith Street line and the easterly line of Longwood Avenue, the proceeding northeasterly bounding westerly by land now or formerly of Specialty Cleaning Company, a distance of one-hundred forty-eight and seventy-six hundredths (148.76') feet to a point; thence turning an interior angle of $253^{\circ}-43'-43''$ and running northwesterly bounding southerly by Specialty Cleaning Company, a distance of seventeen and fifty-nine hundredths (17.59') feet to a point; thence turning an interior angle of $114^{\circ}-48'-48''$ and running northerly bounding westerly by land of said Specialty Cleaning Company, a distance of ninety-seven and ninety-seven hundredths (97.97') feet to a point; thence turning an interior angle of $72^{\circ}-47'-08''$ and running southeasterly a distance of seventeen (17.00') feet to the point of curvature; thence turning and running southeasterly and northeasterly, a distance of ninety-eight and ninety-six hundredths (98.96') feet along the arc of a curve having a radius of eighty-one (81.00) feet and a delta angle of $70^{\circ}-00'-00''$ to the point of tangency; thence turning and interior angle of $144^{\circ}-03'-56''$ against the cord of said curve and running southeasterly, a distance of eighty-nine and fifty-five hundredths (89.55') feet to a point, the last three (3) courses bounding on other land now or formerly of J.P. Iacofano, Inc.; thence turning an interior angle of $97^{\circ}-39'-35''$ and running southwesterly bounding easterly in part by land now or formerly of Joseph J. McGovern et ux, in part by land now or formerly of Clinton Foster, et ux, in part by land now or formerly of Carmella and Ann Biello, and in part by land now or formerly of Paul J. Biello et ux, and in part by land now or formerly of John J. Regan et ux, a distance of two-hundred twenty-four (224.0') feet to a granite bound; thence turning an interior angle of $93^{\circ}-51'-24''$ and running northwesterly, a distance of fifty-six and forty hundredths (56.40') feet to a point; thence turning an interior angle of $269^{\circ}-33'-26''$ and running southwesterly, a distance of eighty (80.0) feet to a point, the last two (2) courses bounded by land now or formerly of Gladys P. Giordano; thence turning an interior angle of $70^{\circ}-13'-20''$ and running northwesterly along the northerly line of Smith Street, a distance of one-hundred and eight hundredths (100.08') feet to the point and place of beginning, the last mentioned course forming an interior angle of $108^{\circ}-18'-41''$ with the first mentioned course.

PARCEL TWO

1227 SMITH STREET

PROVIDENCE, RI

AP: 122/LOT: 347

That certain lot or parcel of land with all buildings and improvements thereon, situated at the northeasterly corner of Smith Street and a forty (40) foot street, bounded and described as follows:

Commencing at a point in the northerly line of Smith Street, which point is the southwesterly corner of Lot No. 226 (two hundred twenty-six) on that plat entitled, "Westerleigh Providence R.I. Surveyed for Wm. E. Harmon & Co., Inc. By F. E. Waterman April 1917", which plat is recorded with the Land Evidence Records in said City of Providence in Plat Book 34 at Page 26 and on Plat Card 1040, said point being also the southeasterly corner of the herein-described parcel: thence running northerly at an interior angle of $65^{\circ}-07'$ with said northerly line of Smith Street, bounding easterly on said aforementioned plat, one hundred four and $77/100$ (104.77) feet; thence running westerly at an interior angle of $85^{\circ}-58'$ with said last described course bounding northerly on land now or lately of J. P. Iacofano, Inc., fifty-six and $40/100$ (56.40') feet to a street forty (40) feet wide; thence running southerly at an interior angle of 90° with said last-described course, bounding westerly on said street, eighty (80) feet to said northerly line of Smith Street; thence running easterly at an interior angle of $110^{\circ}-26'-30''$ with said last-described course, bounding southerly on Smith Street, sixteen and $48/100$ (16.48) feet to an angle in said line; thence running easterly deflecting southerly at an interior angle of $188^{\circ}-28'-30''$ with said last-described course, bounding southerly on said Smith Street, thirty-eight and $97/100$ (38.97') feet to the point and place of beginning.

Said PARCEL II is conveyed together with all the rights and uses in and to said hereinbefore mentioned forty (40) foot street that are commonly attached to a platted street.

PARCEL THREE

1245 SMITH STREET

PROVIDENCE, RI

AP: 122/LOT: 565

That certain lot or parcel of land with all the buildings and improvements thereon situated in the City of Providence, State of Rhode Island, laid out and designated as lots 2 (two), 3 (three), 4 (four), 10 (ten) and 11 (eleven) on that plat entitled, "Audubon Park March 1902, Surveyed and Drawn by J. E. Judson, C.E. Pawtucket, R.I." which plat is recorded in the Land Evidence Records of City of Providence, State of Rhode Island, in Plat Book 24 at Page 30 and copy on Plat Card 871.

PARCEL FOUR

15-19 Forbes Street

East Providence, Rhode Island

MAP: 411 /Lot(s): 7 in Block 6

That certain lot or parcel of land, with any buildings or improvements thereon, situated at the corner of Forbes Street and Leroy Drive, in the City of East Providence, County of Providence, State of Rhode Island, laid out and designated as Lot No. 30 (THIRTY) on that plat entitled, "LEROY HEIGHTS PLAT EAST PROVIDENCE, R.I. BELONGING TO LEROY REALTY CORPORATION MAY, 1947, DIMITRI & DIMITRI REG. ENG'R", which plat is recorded with the Records of Land Evidence in said City of East Providence in Plat Book 17 at Page 45 and (copy) on Plat Card 284.