

UCC-1 Form

FILER INFORMATION

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DEBTOR INFORMATION

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

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City, State Zip Country: **WEST WARWICK, RI 02893 USA**

SECURED PARTY INFORMATION

Org. Name: **CENTREVILLE BANK**

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TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 2021-1487

COLLATERAL

ALL PERSONAL PROPERTY AND FIXTURES OF DEBTOR NOW OWNED OR HEREAFTER ACQUIRED OR IN WHICH DEBTOR MAY NOW HAVE OR HEREAFTER ACQUIRE AN INTEREST, LOCATED ON OR AFFIXED TO THE REAL PROPERTY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. EXHIBIT A PARCEL I: THAT CERTAIN TRACT OR PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE WESTERLY SIDE OF MAIN STREET IN THE TOWN OF WEST WARWICK, COUNTY OF KENT, RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF MAIN STREET, AS THE MOST NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING FORTY-SEVEN AND 08/100 (47.08) FEET NORTHERLY AS MEASURED ALONG THE WESTERLY LINE OF MAIN STREET FROM LAND NOW OR FORMERLY OF NEW YORK, NEW HAVEN & HARTFORD RAILROAD; THENCE RUNNING IN A GENERAL WESTERLY DIRECTION, BOUNDING NORTHERLY BY LAND NOW OR FORMERLY OF CONGDON EQUIPMENT COMPANY IN PART AND IN PART BY LAND NOW OR FORMERLY OF NEW YORK, NEW HAVEN & HARTFORD RAILROAD, ONE HUNDRED FIVE AND 74/100 (105.74) FEET, MORE OR LESS, PASSING THROUGH A POINT DISTANT TWO HUNDRED EIGHT AND 01/100 (208.01) FEET SOUTHEASTERLY MEASURED RADially FROM THE MONUMENTED BASE LINE OF THE FORMER RAILROAD FROM PROVIDENCE TO WILLIMANTIC AT STATION 631 + 23.13, TO A POINT DISTANT ONE HUNDRED SEVENTY AND 23/100 (170.23) FEET SOUTHEASTERLY AS MEASURED RADially FROM SAID BASE LINE AT STATION 632 + 03.18; THENCE TURNING AND RUNNING SOUTHEASTERLY, FORTY-SEVEN AND 30/100 (47.30) FEET TO A POINT DISTANT TWO HUNDRED FOURTEEN AND 22/100 (214.22) FEET SOUTHEASTERLY MEASURED RADially FROM SAID BASE LINE AT STATION 632 + 18.99; THENCE TURNING AN INTERIOR ANGLE OF 90° AND RUNNING NORTHEASTERLY OR EASTERLY, ONE HUNDRED TWO (102) FEET, MORE OR LESS, BOUNDING SOUTHERLY ON LAND NOW OR FORMERLY OF NEW YORK, NEW HAVEN & HARTFORD RAILROAD TO MAIN STREET; THENCE NORTHWESTERLY, BOUNDING NORTHEASTERLY ON MAIN STREET, FORTY-SEVEN AND 08/100 (47.08) FEET TO THE POINT AND PLACE OF BEGINNING. PARCEL II: THAT CERTAIN TRACT OR PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED WESTERLY OF MAIN STREET, IN THE TOWN OF WEST WARWICK, COUNTY OF KENT, RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL I, ABOVE DESCRIBED, SAID CORNER BEING DISTANT TWO HUNDRED FOURTEEN AND 22/100 (214.22) FEET SOUTHEASTERLY MEASURED RADially FROM THE MONUMENTED BASE LINE OF THE FORMER RAILROAD FROM PROVIDENCE TO WILLIMANTIC AT STATION 632 + 18.99; THENCE SOUTHWESTERLY, EIGHTY ONE AND 76/100 (81.76) FEET BOUNDING SOUTHEASTERLY BY LAND NOW OR FORMERLY OF NEW YORK, NEW HAVEN & HARTFORD RAILROAD TO A POINT DISTANT ONE HUNDRED EIGHTY-FOUR AND 83/100 (184.83) FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM SAID BASE LINE AT STATION 632 + 94.16; THENCE CONTINUING SOUTHWESTERLY FORTY-THREE AND 24/100 (43.24) FEET BY LAND OF SAID RAILROAD IN A CURVE TO THE RIGHT OF FOUR HUNDRED NINETEEN AND 81/100 (419.81) FEET RADIUS TO A POINT DISTANT ONE HUNDRED SIXTY-SEVEN AND 22/100 (167.22) FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM SAID BASE LINE AT STATION 633 + 33.72; THENCE NORTHWESTERLY FORTY-FIVE AND 53/100 (45.53) FEET, BOUNDING ON SAID RAILROAD LAND TO A POINT DISTANT ONE HUNDRED TWENTYFOUR AND 72/100 (124.72) FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM SAID BASE LINE AT STATION 633 + 17.31; THENCE TURNING AND RUNNING NORTHEASTERLY, ONE HUNDRED TWENTY-FIVE AND 02/100 (125.02) FEET BOUNDING

NORTHWESTERLY ON SAID RAILROAD LAND TO THE MOST NORTHWEST CORNER OF PARCEL I AT A POINT DISTANT ONE HUNDRED SEVENTY AND 23/100 (170.23) FEET SOUTHEASTERLY MEASURED RADially FROM SAID BASE LINE AT STATION 632 + 03.18; THENCE TURNING AND RUNNING SOUTHEASTERLY, BOUNDING NORTHEASTERLY BY SAID PARCEL I, FORTY-SEVEN AND 30/100 (47.30) FEET TO THE POINT AND PLACE OF BEGINNING. PARCEL III: THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE WESTERLY SIDE OF MAIN STREET AND ON THE EASTERLY SIDE OF BROOKSIDE AVENUE IN THE TOWN OF WEST WARWICK, COUNTY OF KENT AND THE STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE WESTERLY SIDE OF SAID MAIN STREET AT THE SOUTHEASTERLY CORNER OF PARCEL I IN DEED FROM DONALD R. DODSON AND WIFE, N. ANNA DODSON TO DENNIS E. GLASS DATED MARCH 12, 1982 AND RECORDED WITH THE LAND EVIDENCE RECORDS OF SAID TOWN OF WEST WARWICK IN DEED BOOK 107 AT PAGE 436; THENCE RUNNING SOUTHERLY, BOUNDING EASTERLY ON SAID MAIN STREET, A DISTANCE OF FOURTEEN AND 32/100 (14.32) FEET TO A DRILL HOLE AT LAND NOW OR FORMERLY OF P.V.T. CORPORATION; THENCE TURNING AN INTERIOR ANGLE OF 86° 04' 46" AND RUNNING SOUTHWESTERLY, BOUNDING SOUTHEASTERLY ON SAID P.V.T. CORPORATION LAND, TO THE NORTHEASTERLY SIDE OF BROOKSIDE AVENUE, BEING THE PREMISES CONVEYED BY DONALD R. DODSON, ET UX TO THE TOWN OF WEST WARWICK BY DEED DATED FEBRUARY 1, 1984 AND RECORDED WITH SAID LAND EVIDENCE RECORDS ON FEBRUARY 2, 1984 AT 12:56 P.M. THENCE TURNING AND RUNNING NORTHWESTERLY, BOUNDING SOUTHWESTERLY ON SAID BROOKSIDE AVENUE TO LAND NOW OR FORMERLY OF ALFRED JOAQUIN; THENCE TURNING AND RUNNING EASTERLY, BOUNDING NORTHERLY ON SAID JOAQUIN LAND, A DISTANCE OF ONE HUNDRED TWO AND 41/100 (102.41) FEET, MORE OR LESS, TO AN IRON PIN AT THE NORTHWESTERLY CORNER OF PARCEL II IN SAID DEED FROM DONALD R. DODSON ET UX, SAID DENNIS E. GLASS; THENCE TURNING AN INTERIOR ANGLE OF 88° 45' 17" AND RUNNING SOUTHEASTERLY, BOUNDING NORTHEASTERLY ON SAID GLASS LAND, A DISTANCE OF FORTY-FIVE AND 56/100 (45.56) FEET TO AN IRON PIN; THENCE TURNING AN INTERIOR CHORD ANGLE OF 267° 06' 59" AND RUNNING NORTHEASTERLY FOLLOWING THE ARC OF A CIRCLE HAVING A RADIUS OF 419.31 FEET AN ARC LENGTH OF FORTY-THREE AND 32/100 (43.32) FEET TO AN IRON PIN; THENCE TURNING AN INTERIOR CHORD ANGLE OF 182° 57' 19" AND RUNNING NORTHEASTERLY, A DISTANCE OF EIGHTY-ONE AND 77/100 (81.77) FEET TO AN IRON PIN; THENCE TURNING AN INTERIOR ANGLE OF 179° 39' 35" AND RUNNING NORTHEASTERLY, A DISTANCE OF ONE HUNDRED ONE AND 67/100 (101.67) FEET TO AN IRON PIN IN SAID WESTERLY LINE OF MAIN STREET AT THE POINT OR PLACE OF BEGINNING, SAID LAST THREE COURSES BOUNDING NORTHWESTERLY ON SAID GLASS LAND, THE LAST COURSE FORMING AN INTERIOR ANGLE OF 91° 12' 80" WITH THE FIRST-DESCRIBED COURSE. [PAGE ENDS HERE; DESCRIPTION CONTINUES ON NEXT PAGE] PARCEL IV: THAT CERTAIN PARCEL OF LAND, TOGETHER WITH THE BENEFIT OF ALL EASEMENTS THEREON, AS THE SAME APPEARS ON A PROPERTY SURVEY OF JAMES H. WHITTEMORE, REGISTERED PROFESSIONAL ENGINEER DESIGNATED "PROPERTY SURVEY DONALD DODSON DRAWING No. 2470-1 LOTS No. 1067 & 1068 ASSESSOR'S PLAT 6 WEST WARWICK, RHODE ISLAND DATED 7-12-72. REVISED 8-28-72", BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A DRILL HOLE ON THE NORTHERN SIDE OF THAT PARCEL OF LAND DESCRIBED AS A WAREHOUSE ON THE WESTERLY MOST LINE OF MAIN STREET, SO-CALLED, IN THE TOWN OF WEST WARWICK, KENT COUNTY AND STATE OF RHODE ISLAND, AND PROCEEDING IN A GENERAL WEST-SOUTHWESTERLY DIRECTION, A DISTANCE OF THIRTY-NINE AND 10/100 (39.10) FEET, MORE OR LESS, TO A POINT BOUNDED ON THE SOUTH BY SAID PROPERTY DESIGNATED AS A WAREHOUSE; THENCE TURNING AN INTERIOR ANGLE IN A GENERAL NORTHWESTERLY DIRECTION AND RUNNING A DISTANCE OF FOUR AND 55/100 (4.55) FEET, MORE OR LESS, TO A POINT BOUNDED WESTERLY ON LAND NOW OR FORMERLY IN THE NAME OF PENN CENTRAL COMPANY; THENCE TURNING AN INTERIOR ANGLE AND RUNNING IN A GENERAL NORTHEASTERLY DIRECTION, A DISTANCE OF THIRTY-NINE AND 10/100 (39.10) FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID MAIN STREET, SO-CALLED, BOUNDED ON THE NORTH PARTLY BY LAND NOW OR FORMERLY OF THE SAID PENN CENTRAL COMPANY AND PARTLY BY LAND NOW OR FORMERLY IN THE NAME OF CONGDON GRAIN & COAL Co., INC.; THENCE TURNING AN INTERIOR ANGLE AND PROCEEDING IN A GENERAL SOUTHERLY DIRECTION TO THE POINT AND PLACE OF BEGINNING, A DISTANCE OF FOUR AND 65/100 (4.65) FEET, MORE OR LESS, BOUNDED ON THE EAST BY THE SAID MAIN STREET, SO-CALLED, TOGETHER WITH THOSE CERTAIN CONCRETE STEPS AS SET FORTH IN THAT PARTICULAR PROPERTY SURVEY BY JAMES H. WHITTEMORE, BEING 2.53 FEET IN DEPTH AND 2.60 FEET IN WIDTH, ATTACHED ON THE NORTHERLY SIDE OF THE ABOVE DESCRIBED PARCEL.