

UCC-1 Form

FILER INFORMATION

Full name: **STEVEN K PARNAGIAN**

Email Contact at Filer: **SKP@PMLAWPC.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **PARNAGIAN & MARINELLI, PC**

Mailing Address: **LEWIS WHARF, 28 ATLANTIC AVENUE, SUITE 226**

City, State Zip Country: **BSOTON, MA 02110 USA**

DEBTOR INFORMATION

Org. Name: **J & J REALTY TRUST PARTNERSHIP, LLC**

Mailing Address: **285 WASHINGTON STREET**

City, State Zip Country: **BRAINTREE, MA 02184 USA**

SECURED PARTY INFORMATION

Org. Name: **WEBSTER BANK, NA**

Mailing Address: **145 BANK STREET**

City, State Zip Country: **WATERBURY, CT 06702 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 21-326

COLLATERAL

SEE RIDER ATTACHED HERETO AND INCORPORATED BY REFERENCE

SECURED PARTY: Webster Bank, NA (LENDER)

DEBTOR: J & J Realty Trust Partnership, LLC

RIDER TO FINANCING STATEMENT
(State of Rhode Island)

The Financing Statement covers the following types or items of property, whether now owned or hereafter acquired:

- (a) All furniture, fixtures, vehicles, machinery, equipment, tools, accessories, supplies, accounts receivable, and other materials, goods and items of every type, nature or description, and any and all additions, accessions, substitutions thereto or therefor, which may, at any time be installed within or placed in, at, upon or within, or used or useful in the operation, maintenance, repair and occupation of the land and/or buildings and improvements at the premises located 98 Church Street, Bradford, Rhode Island 02808 more particularly described in Exhibit "A" hereto (collectively the "Premises") or any portion or unit thereof;
- (b) All leases, tenancies and occupancies, whether written or not, regarding all or any portion of the foregoing, all guaranties and security relating thereto, together with all income and profit arising therefrom or from the Premises or any of the foregoing, and all payments due or to become due thereunder including, without limitation, all rent, additional rent, damages, insurance payments, taxes, insurance proceeds, condemnation awards, or any payments with respect to options contained therein (including any purchase option);
- (c) Any other property of J & J Realty Trust Partnership, LLC (collectively, the "Debtor") in which the Secured Party may in the future be granted an interest;
- (d) Any and all licenses and permits presently or hereafter owned by the Debtor with respect to the Premises;
- (e) All funds held by the Debtor as tax or insurance escrow payments with respect to the Premises;
- (f) All proceeds received from the sale, exchange, collection or other disposition of any property located in the Premises or any of the foregoing, including, without limitation, equipment, inventory, goods, documents, securities, accounts, chattel paper and general intangibles; all insurance proceeds relating to all or any portion of the foregoing; and all awards, damages, proceeds or refunds from any state, local, federal or

other takings of, and all municipal tax abatements relating to, all or any portion of the foregoing; and

- (g) All rights, remedies and privileges pertaining to any of the foregoing.

SIGNATURE ON THE FOLLOWING PAGE

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Entered into as a sealed instrument as of the 28th day of July, 2021.

DEBTOR

J & J Realty Trust Partnership, LLC, a
Massachusetts Limited Liability Company
"Borrower"



By: Joseph Spinella
Its: Manager



By: John Connolly
Its: Manager

Commonwealth of Massachusetts
County of Middlesex

On this 28th day of July, 2021, before me, the undersigned notary public, personally appeared Joseph Spinella and John Connolly his/her/their capacity as Manager of J & J Realty Trust Partnership, LLC, and proved to me through ☒ physical presence or ☐ online notarization and has produced satisfactory evidence of identification, ☒ Driver's License or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory(ies), ☐ or my own personal knowledge of the identity of the signatory(ies), to be the person(s) whose name(s) is/are signed on the preceding or attached document, and duly acknowledged to me that he/she/they voluntarily executed the same on behalf of J & J Realty Trust Partnership, LLC, for the purposes stated therein, as his/her/their free act and deed and the free act and deed of J & J Realty Trust Partnership, LLC, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her/their knowledge and belief.


Notary Public
Steven K. Parnagian
My Commission Expires: 7-11-2025

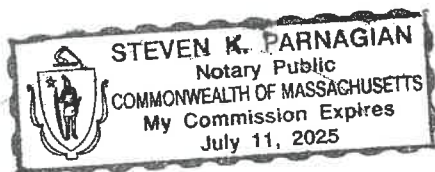


Exhibit A
(Legal Description)

That certain tract or parcel of land located on the easterly side of Church Street in the Town of Westerly, County of Washington and State of Rhode Island and being shown on a plan titled; "ADMINISTRATIVE SUBDIVISION PREPARED FOR ROBERT J. LAUDONE 98 & 100 CHURCH STREET, PLAT 34 LOTS 18 & 19, WESTERLY, RHODE ISLAND, SCALE 1" = 30', JANUARY 3, 2007", prepared by Cherenzia & Associates LTD and being more particularly bounded and described as follows:

Beginning at a #5 rebar set in the easterly street line of Church Street, and being the northwesterly corner of the herein described parcel of land and the southwesterly corner of land now or formerly of Christopher Stanton;

Thence North 43°09'30" East, bounded northwesterly by said Stanton land, a distance of 150.52 feet to a drill hole marking an angle point;

Thence North 42°46'13" East, bounded northwesterly by said Stanton land, a distance of 185.14 feet to an iron pipe marking an angle point;

Thence North 42°17'21" East, bounded northwesterly by said Stanton land, a distance of 238.68 feet to a drill hole marking the northeasterly corner of the herein described parcel of land and a corner of land now or formerly of the Westerly Land Trust;

Thence South 11°07'01" East, bounded easterly by said Westerly Land Trust land, a distance of 451.18 feet to an iron pipe marking the southeasterly corner of the herein described parcel of land and the northeasterly corner of land now or formerly of Peter W. & Liane D. Girardin;

Thence South 78°52'59" West, bounded southerly by said Girardin land, a distance of 217.12 feet to a corner;

Thence North 16°34'07" West, bounded westerly by land now or formerly of Robert J. Laudone, a distance of 45.63 feet to a point of curvature;

Thence northerly, northwesterly and westerly, deflecting to the left along the arc of a curve bounded westerly, southwesterly and southerly by said Laudone land, a distance of 31.41 feet to a point of tangency, said curve having a radius of 20.00 feet, a central angle of 90°00'00" and a chord bearing of North 61°34'07" West;

Thence South 73 (degrees) 25' 53" West, bounded southerly by said Laudon Land, a distance of 78.19 feet to an angle point;

Thence South 88 (degrees) 33' 40" West, bounded southerly by said Laudon land, a distance of 141.96 feet to a point in the easterly street line of said Church Street, said point being the southwesterly corner of the herein described parcel of land and the northwesterly corner of said Laudone Lane;

Thence northerly, along the easterly street line of said Church Street, deflecting to the left along the arc of a non-tangent circular curve having a radius of 2,951.72 feet, a central angle of 00 (degrees) 37' 24" and a chord bearing of North 15 (degrees) 19' 57" West, a distance of 32.11 feet to the point and place of beginning.

The above described parcel contains 114.127 square feet or 2.62 acres of land more or less.

Meaning and intending to encumber that same property described in that deed from Robert J. Laudone to J & J Realty Trust Partnership, LLC dated 11/1/2011 and recorded in the Westerly in Book 1907 Page 556.

(For reference only)

Street Address: 98 Church Street, Westerly (Bradford), Rhode Island 02808

Tax Assessor Parcel ID: 34/ 18///