

UCC-1 Form

FILER INFORMATION

Full name: **ALLIE J. HUERTAS**

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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: **BAYCOAST BANK**

Mailing Address: **330 SWANSEA MALL DRIVE**

City, State Zip Country: **SWANSEA, MA 02777 USA**

SECURED PARTY INFORMATION

Org. Name: **56 INDIA STREET, LLC**

Mailing Address: **564 SOUTH WATER STREET**

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

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: \$1,218,526.00 TERM LOAN

COLLATERAL

SEE ATTACHED EXHIBIT A

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 **PAWTUCKET, RHODE ISLAND**, commonly known as **56 INDIA 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; (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 tract or parcel of land situated southerly of Moss Street and westerly of India Street in the City of Pawtucket, Providence County, State of Rhode Island, delineated as Parcel 'A' on that plan entitled "Minor Subdivision Plan A.P. 26, Lot 650 Birch St., Lake St., Moss St. & India Street Pawtucket, Rhode Island 30 India Street, LLC 1080 Main Street Pawtucket, Rhode Island Project No. 20.079, Scale: 1" = 40', Date: 08/25/2020 Waterman Engineering Company, Richard Lipsitz, PLS #1837," more particularly bounded and described as follows:

Beginning at a nail set at the intersection of the southerly street line of Moss Street with the westerly street line of India Street, said point being the northeasterly corner of the parcel herein-described;

thence proceeding S 02°29'48" E, by and with the said westerly street line of India Street, a distance of two hundred eighty-seven and 085/1000 (287.085') feet to the northeasterly corner of Parcel 'B' as delineated on the above referenced plan and the southeasterly corner of the parcel herein-described;

thence proceeding S 87°13'52" W, bounded southerly by said Parcel 'B', a distance of one hundred thirty-four and 19/100 (134.19') feet to land now or formerly of Lambert & Sons Construction, the northwesterly corner of said Parcel 'B' and the southwesterly corner of the parcel herein-described;

thence proceeding N 09°13'40" E, a distance of ninety-eight and 29/100 (98.29') feet to an iron rod;

thence proceeding S 87°54'48" E, a distance of twenty-eight and 34/100 (28.34') feet to an iron rod. The last two (2) herein-described courses are bounded westerly and northerly by the said Lambert & Sons Construction land;

thence proceeding N 02°05'12" E, bounded westerly in part by the said Lambert & Sons Construction land and in part by land now or formerly of J Associates, a distance of two hundred and 00/100 (200.00') feet to the said southerly street line of Moss Street and the northwesterly corner of the parcel herein-described;

thence proceeding S 87°54'48" E, by and with the said southerly street line of Moss Street, a distance of seventy and 21/100 (70.21') feet to the point and place of beginning.

The above-described parcel contains 27,033 square feet (0.621 acres) of land.