

# UCC-3 Form - AMENDMENT

AMENDMENT ACTION - COLLATERAL RESTATE

Original File Number: **202125439040**

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## FILER INFORMATION

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## SEND ACKNOWLEDGEMENT TO

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

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**NAME OF THE SECURED PARTY OF RECORD AUTHORIZING THE AMENDMENT: SOUTH SHORE BANK**

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## COLLATERAL

PLEASE SEE ATTACHED.

All personal property of Debtor including property described in Exhibit B attached hereto and made a part hereof located on the real property at **413 Central Avenue, One Winthrop Avenue, and Mendon Avenue, Pawtucket, Rhode Island**, as described in Exhibit A attached hereto and made a part hereof (the "Premises").

#### **EXHIBIT A**

Please see attached Legal Description.

#### **EXHIBIT B**

- (a) All of the Debtor's accounts, accounts receivable, contract rights, documents, instruments, general intangibles, and rents and profits;
- (b) Debtor's personal property including inventory, supplies, furniture, furnishings, equipment, and building and construction materials, used or useful in the construction, operation or maintenance of the Premises;
- (c) Debtor's rights as lessee of all property now or hereafter leased by the Debtor and located on or used in connection with the operation or maintenance of the Premises;
- (d) To the extent assignable, all contracts, agreements, licenses, permits and approvals for the construction, ownership, maintenance and operation of the Premises;
- (e) All warranties and guarantees of construction contractors and subcontractors and of suppliers and manufacturers of equipment and material or other property incorporated into the Improvements (as defined in the Mortgage and Security Agreement dated August 24, 2021, given by Debtor in favor of Secured Party) or otherwise constituting part of the Premises;
- (f) The goodwill and trade names of the Debtor and any business conducted on the Premises by the Debtor, and all service marks and logotypes used in connection therewith;
- (g) All books, records, plans and specifications and operating manuals of the Debtor relating to the construction, use, operation, occupancy, and maintenance of the Premises;
- (h) The proceeds of any insurance for damage to the property described above in clauses (a) through (g) of this definition; and
- (i) The proceeds of all judgments, awards of damages, and settlements for, or in lieu of, the taking by eminent domain of all or any part of the property described in clauses (a) through (g) of this definition.

All Collateral shall to the extent possible be deemed to be real property, and if not real estate, then fixtures and a part of the real property, and the balance shall be personal property.

### **LEGAL DESCRIPTION**

Those certain lots or parcels of land, in the City of Pawtucket, County of Providence, and State of Rhode Island, each as more particularly described bounded and described below:

#### **LOT 103**

Description of land in the State of Rhode Island, County of Providence, City of Pawtucket, on the northerly side of Hunts Avenue bounded and described as follows:

Beginning at a point on the easterly sideline of Winthrop Avenue, at the most southwesterly corner of the Lot to be described, said point being the intersection of the said easterly sideline of Winthrop Avenue with the northerly sideline of the Hunts Avenue;

THENCE N 00° 46' 28" E along the said easterly sideline of Hunts Avenue a distance of 150.61 feet to a point;

THENCE S 89° 13' 32" E in part along land now or formerly of John F. & Catherine A. Siwy and in part along land now or formerly of Bird Dog Investments, LLC a distance of 200.33 feet to a point on the westerly sideline of Mendon Avenue;

THENCE S 00° 40' 17" W along said westerly sideline of Mendon Avenue a distance of 156.70 feet to a point;

THENCE N 87° 29' 11" W along the said northerly sideline of Hunts Avenue a distance of 200.70 feet to the Point of Beginning.

#### **LOT 214**

Description of land in the State of Rhode Island, County of Providence, City of Pawtucket, on the easterly side of East Providence Industrial Highway also known as George Bennett Highway owned by American Wire, LLC, bounded and described as follows:

Beginning at a point on the easterly sideline of said East Pawtucket Industrial Highway being the most northwesterly corner of the Lot to be described, said point being S 22° 22' 55" E and 752.59 feet from the intersection of the southerly sideline of Central Avenue with the easterly sideline of said East Pawtucket Industrial Highway;

THENCE the following three (3) courses along land now or formerly of American Wire, LLC:

N 67° 36' 04" E a distance of 120.04 feet to a point;  
S 22° 23' 56" E a distance of 45.00 feet to a point; and  
N 67° 36' 04" E a distance of 20.95 feet to a point;

THENCE S 00° 40' 10" W along land now or formerly of Thompson Apex Co. a distance of 299.54 feet to a point;

THENCE S 78° 22' 30" W along land now or formerly of Owners Unknown a distance of 29.66 feet to a point on the said easterly sideline of said East Pawtucket Industrial Highway;

THENCE along land the said easterly sideline of said East Pawtucket Industrial Highway, on a curve to the left having a radius of 2904.93 feet, an arc distance of 177.54 feet to a point;

THENCE N 22° 22' 55" W along the said easterly sideline of said East Pawtucket Industrial Highway a distance of 137.62 feet to the Point of Beginning.

### **LOT 260**

Description of land in the State of Rhode Island, County of Providence, City of Pawtucket, on the southerly side of Central Avenue owned by American Wire, bounded and described as follows.

Beginning at a point on the southerly sideline of Central Avenue, at the most northwesterly corner of the Lot to be described, said point being the intersection of the said southerly sideline of Central Avenue with the easterly sideline of East Pawtucket Industrial Highway also known as the George Bennett Highway;

THENCE N 82° 43' 30" E along the said southerly sideline of Central Avenue a distance of 335.90 feet to a point;

THENCE S 00° 46' 28" W along land now or formerly of Walter F. McLaughlin a distance of 115.37 feet to a point;

THENCE the following six (6) courses along land now or formerly of American Wire, LLC:

N 89° 13' 32" W a distance of 100.00 feet to a point;  
S 00° 46' 28" W a distance of 43.50 feet to a point;  
S 22° 23' 56" E a distance of 374.31 feet to a point;  
N 87° 29' 11" W a distance of 55.13 feet to a point;  
S 22° 23' 56" E a distance of 207.18 feet to a point; and  
S 67° 36' 04" W a distance of 120.04 feet to a point on the said easterly sideline of East Pawtucket Industrial Highway;

THENCE N 22° 22' 55" W along the said easterly sideline of East Pawtucket Industrial Highway a distance of 752.59 feet to the Point of Beginning.

### **LOT 266**

Description of land in the State of Rhode Island, County of Providence, City of Pawtucket, on the westerly side of Winthrop Avenue owned by American Wire, bounded and described as follows:

Beginning at a point on the westerly sideline of Winthrop Avenue, at the most northeasterly corner of the Lot to be described, said point being S 00° 46' 28" W and 129.51 feet from the intersection of the southerly sideline of Central Avenue with the westerly sideline of Winthrop Avenue;

THENCE N 89° 13' 32" W in part along land now of formerly of Walter F. McLaughlin and in part along land now or formerly of American Wire, LLC a distance of 200.00 feet to a point;

THENCE the following five (5) courses along land now or formerly of American Wire, LLC:

S 00° 46' 28" W a distance of 43.50 feet to a point;  
S 22° 23' 56" E a distance of 374.31 feet to a point;  
N 87° 29' 11" W a distance of 55.13 feet to a point;  
S 22° 23' 56" E a distance of 252.18 feet to a point; and  
N 67° 36' 04" E a distance of 20.95 feet to a point;

THENCE the following four (4) courses along land now or formerly of Thompson Apex Co.:

N 67° 36' 04" E a distance of 4.77 feet to a point;  
N 09° 06' 53" E a distance of 44.09 feet to a point;  
N 40° 26' 52" W a distance of 23.83 feet to a point; and  
N 02° 05' 55" E a distance of 116.65 feet to a point on the southerly sideline of Hunts Avenue;

THENCE N 87° 29' 11" W along the said southerly sideline of Hunts Avenue a distance of 8.46 feet to a point on the said westerly sideline of Winthrop Avenue;

THENCE N 00° 46' 28" E along the said westerly sideline of Winthrop Avenue a distance of 429.22 feet to the Point of Beginning.

FOR REFERENCE ONLY:

413 Central Avenue & Mendon Avenue

Pawtucket, Rhode Island

APLAT: 19 LOTS: 103, 214, 260 & 266