

UCC-1 Form

FILER INFORMATION

Full name:

Email Contact at Filer: **DBREWER@BRCSM.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **ROBERT A. RAGOSTA, LTD**

Mailing Address: **663 ATWOOD AVENUE**

City, State Zip Country: **CRANSTON, RI 02920 USA**

DEBTOR INFORMATION

Org. Name: **54 SOUTH STREET, LLC**

Mailing Address: **54 SOUTH STREET**

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

SECURED PARTY INFORMATION

Org. Name: **BANK RHODE ISLAND**

Mailing Address: **ONE TURKS HEAD PLACE, 15TH FLOOR**

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

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: P212853.0019

COLLATERAL

ALL OF THE FOLLOWING NOW OR HEREAFTER LOCATED AT, USED AT, ARISING OUT OF, OR OTHERWISE RELATED TO REAL ESTATE COMMONLY KNOWN AS 54 SOUTH STREET, PROVIDENCE, RI 02903 (THE "PROPERTY"), AND ALL PROCEEDS AND PRODUCTS THEREOF: (A) ALL ACCOUNTS, LEASES, SUBLEASES, TENANCIES AND OTHER AGREEMENTS, TOGETHER WITH ALL RENEWALS OR EXTENSIONS THEREOF, AND ALL SUBSTITUTIONS THEREFOR, (B) ALL RENTS AND OTHER PAYMENTS OR ACCOUNTS DUE AS THE RESULT OF ANY USE, POSSESSION OR OCCUPANCY OF ANY PORTION OF THE PROPERTY, AND/OR AS THE RESULT OF ANY SERVICES OR AMENITIES PROVIDED AT THE PROPERTY, (C) ALL SUPPORTING OBLIGATIONS AND COLLATERAL FOR ANY OF THE FOREGOING, (D) ALL INVENTORY, EQUIPMENT, FIXTURES, OIL, GAS AND OTHER MINERAL RIGHTS, AND WATER RIGHTS, (E) ALL PLANS AND SPECIFICATIONS, DRAWINGS, REPORTS, STUDIES, LICENSES, PERMITS, APPROVALS AND CONTRACTS, AND (F) ALL BOOKS AND RECORDS RELATING TO ANY OF THE FOREGOING. NOTWITHSTANDING ANY PROVISION HEREIN, THE BANK DOES NOT CLAIM ANY INTEREST IN ANY TANGIBLE PERSONAL PROPERTY OF MORTGAGOR LOCATED ON ANY PART OF THE LAND WHICH LIES IN A FEDERAL FLOOD HAZARD ZONE OTHER THAN FIXTURES, AND ANY USE OF THE TERM "PROPERTY" SHALL BE DEEMED TO EXCLUDE ALL TANGIBLE PERSONAL PROPERTY OF MORTGAGOR LOCATED ON THE LAND WHICH LIES IN A FEDERAL FLOOD HAZARD ZONE OTHER THAN FIXTURES.