

UCC-1 Form

FILER INFORMATION

Full name: **MICHELLE PERRY**

Email Contact at Filer: **MPERRY@BAYCOASTBANK.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **BAYCOAST BANK**

Mailing Address: **330 SWANSEA MALL DRIVE**

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

DEBTOR INFORMATION

Org. Name: **FRIAS REALTY LLC**

Mailing Address: **47 MERRY STREET**

City, State Zip Country: **PAWTUCKET, RI 02860 USA**

SECURED PARTY INFORMATION

Org. Name: **BAYCOAST BANK**

Mailing Address: **330 SWANSEA MALL DRIVE**

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

TRANSACTION TYPE: STANDARD

COLLATERAL

SEE EXHIBIT A

EXHIBIT A

Debtor: Frias Realty LLC
47 Merry Street
Pawtucket, RI 02860

Secured Party: BayCoast Bank
330 Swansea Mall Drive
Swansea, MA 02777

As collateral security for the payment and performance of all of the Obligations, the Debtor hereby grants, assigns, conveys, pledges and transfers to the Secured Party, a continuing security interest in the following assets and properties of the Debtor, any and all substitutions therefor and replacements thereof, and any and all additions and accessions thereto whether now owned or hereafter acquired or in which the Debtor may now have or hereafter acquire an interest (all of which are hereinafter collectively referred to as the "Collateral"):

PERSONAL PROPERTY AND FIXTURES: All goods, equipment, machinery, tools and other personal property and fixtures of every kind and description now or hereafter owned by the Debtor or in which the Debtor has an interest (but only to the extent of such interest) and situated or to be situated upon or used in connection with the Premises or in any of the improvements, together with any renewals, replacements or additions thereto or substitutions therefor, all proceeds and products thereof, and now or hereafter located at, or used in connection with the operation of the Premises or the improvements, including without limitation the following:

A. EQUIPMENT, ETC.: All of the Debtor's interest in and to all equipment, fixtures, inventory, goods, materials, supplies, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, other rights, bank deposits, warranties, cash, and general intangibles whether now or hereafter existing for use on or in connection with the Premises.

B. PROCEEDS FOR DAMAGE TO THE MORTGAGED PROPERTY: All proceeds (including, without limitation, insurance and condemnation proceeds), including interest thereon, paid for any damage done to the Premises (as hereinafter defined), or any part thereof, or for any portion thereof appropriated for any character of public or quasi-public use in accordance with the provisions, terms and conditions hereinafter set forth.

C. UTILITY DEPOSITS: All right, title and interest of the Debtor in and to all monetary deposits that the Debtor has been or will be required to give to any public or private utility with respect to utility services furnished or to be furnished to the Premises.

D. RECORDS: All of the records and books of account now or hereafter maintained by the Debtor in connection with the operation of the Premises.

E. NAME AND GOODWILL: The right, in event of foreclosure of the Premises hereunder, to take and use any name by which the Premises is then known or any variation of the words thereof, and the goodwill of the Debtor with respect thereto.

DEFINITIONS

"Code" shall mean the Uniform Commercial Code as the same may be in effect from time to time in the State of Rhode Island.

"Equipment" shall include "equipment" within the meaning of Section 9-102(a)(33) of the Code and, to the extent not otherwise included therein, all machinery, equipment, furniture, parts, tools and dies, of every kind and description, of the Debtor (including automotive equipment), now owned or hereafter acquired by the Debtor, and used or acquired for use in the business of the Debtor, together with all accessions thereto and all substitutions and replacements thereof and parts therefor; all cash or non-cash Proceeds.

"Fixtures" shall mean "fixtures" within the meaning of Section 9-102(a)(41) of the Code and, to the extent not otherwise included therein, all goods which are so related to particular real estate that an interest in them arises under real estate law and all accessions thereto, replacements

thereof and substitutions therefor, including, but not limited to, plumbing, heating and lighting apparatus, mantels, floor coverings, furniture, furnishings, draperies, screens, storm windows and doors, awnings, shrubbery, plants, boilers, tanks, machinery, stoves, gas and electric ranges, wall cabinets, appliances, furnaces, dynamos, motors, elevators and elevator machinery, radiators, blinds and all laundry, refrigerating, gas, electric, ventilating, air-refrigerating, air-conditioning, incinerating and sprinkling and other fire prevention or extinguishing equipment of whatsoever kind and nature and any replacements, accessions and additions thereto, Proceeds thereof and substitutions therefor.

"Obligations" means among other things, all indebtedness, obligations and liabilities of the Debtor to the Secured Party of every kind and description, direct or indirect, secured or unsecured, joint or several, absolute or contingent, due or to become due, whether for payment or performance, now existing or hereafter arising, regardless of how the same arise or by what instrument, agreement or book account they may be evidenced, or whether evidenced by any instrument, agreement or book account, including, without limitation, all loans (including any loan by renewal or extension), all indebtedness, all undertakings to take or refrain from taking any action, all indebtedness, liabilities or obligations owing from the Debtor to others which the Secured Party may have obtained by purchase, negotiation, discount, assignment or otherwise, and all interest, taxes, fees, charges, expenses and attorneys' fees chargeable to the Debtor or incurred by the Secured Party under the security agreement giving rise to this financing statement, or any other document or instrument delivered in connection therewith.

"Premises" shall mean the real estate of the Debtor located at 902-910 Main Street and 919-923 Main Street, Pawtucket, Rhode Island, which real estate is more particularly described on Exhibit B attached hereto and incorporated herein by reference.

"Proceeds" shall mean "proceeds" as defined in the Code and, to the extent not otherwise included therein, (a) any and all proceeds of any insurance, indemnity, warranty, guaranty, or other agreement, instrument or undertaking similar to any of the foregoing, payable to the Debtor from time to time with respect to any of the Collateral, (b) any and all payments (in

any form whatsoever) made or due and payable to the Debtor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Collateral, (c) any and all other amounts from time to time paid or payable under or in connection with any of the Collateral, and (d) any products or rents of any of the Collateral.

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EXHIBIT B

Those certain lots or parcels of land with all the buildings and improvements thereon, situated on the northerly side of Magill Street, easterly side of Main Street and southerly side of Sisson Street, in the City of Pawtucket, County of Providence, State of Rhode Island, laid out and designated as Lots SWC/R - 1, 2, 3, 4, .5, 6, on that plat entitled, "PAWTUCKET REDEVELOPMENT AGENCY 175 MAIN ST. PAWTUCKET, RI, TITLE: DISPOSITION PARCELS SWC/R-1, 2, 3, 4, 5, 6 DRAWN BY: PRL DATE: 4/81 COMMUNITY DEVELOPMENT PROGRAM", which plat was recorded in the Land Evidence Records of the City of Pawtucket on May 25, 2007 at 11:10 AM on Plat Card 1049.

Also described as:

That certain tract or parcel of land, designated as Parcels SW-C/R-1, 2 and 3 in an urban renewal project known as Community Development Program, Project No. P-CDA-1, with all buildings and improvements thereon situated on the easterly side of Main Street and the southerly side of Sisson Street in the City of Pawtucket, County of Providence, State of Rhode Island, being bounded and described as follows:

Beginning at the point of intersection of the northerly line of Magill Street with the easterly line of Main Street;

Thence running northerly, bounded westerly by said Main Street, a distance of seventy-five and 95/100 (75.95) feet to a point;

Thence turning an interior angle of 104 degrees 49 minutes 30 seconds and running easterly, bounded northerly by land now or formerly owned by Mario H. and Dorinda Nunes, in part, and in part by land now or formerly owned by Carlos B. Ferreira et ux, a distance of one hundred fifty and 43/100 (150.43) feet to a point;

Thence turning an interior angle of 90 degrees 00 minutes 00 seconds and running southerly, bounded easterly by land now or formerly owned by Raoul J. and Janette P. Fournier a distance of eighty-two and 40/100 (82.40) feet to the northerly line of Magill Street;

Thence turning an interior angle of 86 degrees 57 minutes 50 seconds and running westerly bounded southerly by said Magill Street, a distance of one hundred seventy and 10/100 (170.10) feet to the point and place of beginning.

The last described course forms an interior angle of 78 degrees 12 minutes 10 seconds with the first described course.

The herein described parcel contains 12,522 square feet of land, more or less.

And also, that certain tract or parcel of land, designated as Parcels SW-C/R-4, 5 and 6 in an urban renewal project known as Community Development Program, Project No. P-CDA-7, with all buildings and improvements thereon, situated on the easterly side of Main Street and the southerly side of Sisson Street in the City of Pawtucket, County of Providence, State of Rhode Island, being bounded and described as follows:

Beginning at the southeasterly corner of Main Street and Sisson Street;

Thence running easterly bounded northerly by said Sisson Street a distance of One Hundred Twenty-Six and $32/100$ (126.32) feet to a corner and land belonging to Carlos and Vera Ferreira;

Thence turning and interior angle of 90 degrees 00 minutes 00 seconds and running southerly bounded easterly by said Ferreira land a distance of Ninety-two and $00/100$ (92.00) feet to a corner and land belonging to Pawtucket Redevelopment Agency;

Thence turning an interior angle of 90 degrees 00 minutes 00 seconds and running westerly a distance of Fifty and $00/100$ (50.00) feet to a corner.

Thence turning an interior angle of 270 degrees 00 minutes 00 seconds and running southerly a distance of Two and $50/100$ (2.50) feet to a corner;

Thence turning an interior angle of 90 degrees 00 minutes 00 seconds and running westerly a distance of One hundred one and $33/100$ (101.33) feet to said Main Street. The last three above described courses being bounded by said Pawtucket Redevelopment Agency land;

Thence turning an interior angle of 75 degrees 10 minutes 30 seconds and running northerly bounded westerly by said Main Street a distance of Ninety-seven and $75/100$ (97.75) feet to said Sisson Street and the point of beginning where it forms an interior angle of 104 degrees 49 minutes 30 seconds with the first above described course;

Said parcel contains 12,993 square feet of land, more or less.

Meaning and intending to convey those certain premises as set forth in a Bargain and Sale Deed from Development One Corporation to J & J Mall, L.L.C., dated June 22, 1993 and recorded June 25, 1993 at 2:09 P.M. in Book 804 Page 0674.

FOR REFERENCE PURPOSES ONLY:

PAWTUCKET ASSESSOR'S PLAT: 56 LOT: 689

PROPERTY ADDRESS:
902-908 MAIN STREET
PAWTUCKET, RHODE ISLAND

EXHIBIT B

Those two (2) certain lots or parcels of land with all the buildings and improvements thereon, situated on the southwesterly corner of Main Street and Magill Street in the City of Pawtucket, County of Providence, State of Rhode Island, laid out and designated as lots numbered forty-nine (49) and fifty (50) on that certain plat entitled, "The D.L. Barnes Plat of House Lots in Pawtucket, R.I., Surveyed and Platted by D.L. Wilkinson, C.E. April, 1888", which said plat is on file in the Office of the Recorder of Deeds in said City of Pawtucket on Plat Card 224.

Property address: 919-923 Main Street, Pawtucket, RI