

UCC-1 Form

FILER INFORMATION

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Mailing Address: **171 BROADWAY**

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

DEBTOR INFORMATION

Org. Name: **DV8 REALTY, LLC**

Mailing Address: **536 ATWELLS AVENUE**

City, State Zip Country: **PROVIDENCE, RI 02909 USA**

SECURED PARTY INFORMATION

Org. Name: **BANK RHODE ISLAND**

Mailing Address: **ONE TURKS HEAD PLACE**

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

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 2023-1256

COLLATERAL

ALL PERSONAL PROPERTY AND FIXTURES OF DEBTOR NOW OWNED OR HEREAFTER ACQUIRED OR IN WHICH DEBTOR MAY NOW HAVE OR HEREAFTER ACQUIRE AN INTEREST, LOCATED ON OR AFFIXED TO THE REAL PROPERTY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. "EXHIBIT A" PARCEL I: THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF ATWELLS AVENUE IN THE CITY AND COUNTY OF PROVIDENCE AND STATE OF RHODE ISLAND AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF ATWELLS AVENUE 79.41 FEET EASTERLY FROM THE EASTERLY LINE OF HARRIS AVENUE SAID POINT OF BEGINNING BEING AT THE NORTHEASTERLY CORNER OF LAND NOW OR LATELY OF HARRIS LUMBER Co., INC.; THENCE RUNNING EASTERLY BOUNDING NORTHERLY ON SAID ATWELLS AVENUE 114.75 FEET TO OTHER LAND NOW OR LATELY OF HARRIS LUMBER Co., INC.; THENCE TURNING AN INTERIOR ANGLE OF 82°-21'-55" AND RUNNING SOUTHERLY BOUNDING EASTERLY ON SAID HARRIS LUMBER Co., INC. LAND 100.93 FEET TO A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 98°-29'-39" AND RUNNING WESTERLY BOUNDING SOUTHERLY ON SAID HARRIS LUMBER Co., INC. LAND 109.40 FEET TO A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 84°-3'-26" AND RUNNING NORTHERLY BOUNDING WESTERLY ON SAID LAST NAMED LAND 102.09 FEET TO SAID ATWELLS AVENUE AND THE POINT AND PLACE OF BEGINNING, THE LAST DESCRIBED LINE MAKING AN INTERIOR ANGLE OF 95°-5" WITH THE FIRST DESCRIBED LINE. SAID PARCEL IS SHOWN ON THAT UNRECORDED PLAN ENTITLED, "MAP OF LAND IN THE CITY OF PROVIDENCE OWNED BY 101 INC. SURVEYED FOR SALE TO JOSEPH A. AND MARIE D. BOSCIA SCALE 1 IN = 20 FT. SEPTEMBER, 1975 ALANSON ST. JOHN HALL - R.L.S." BEING THE SAME, MORE OR LESS, OR HOWEVER OTHERWISE BOUNDED AND DESCRIBED. PARCEL II: A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE SOUTHEASTERLY CORNER OF ATWELLS AVENUE AND HARRIS AVENUE IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE AND STATE OF RHODE ISLAND BEING LABELED AS "PORTION OF PARCEL B TO BE CONVEYED AND COMBINED WITH PLAT 33 LOT 359" AND DEPICTED ON A MAP ENTITLED, "SUBDIVISION MAP, PLAN OF LAND AT HARRIS AVENUE AND ATWELLS AVENUE, PROVIDENCE, RHODE ISLAND SCALE: 1" = 60'; DATED: JANUARY 27, 2003 AND PREPARED BY BL COMPANIES", WHICH PLAN IS RECORDED IN THE CITY OF PROVIDENCE LAND EVIDENCE RECORDS ON MAY 30, 2003 AT 3:11 P.M., BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A GRANITE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID ATWELLS AVENUE AND HARRIS AVENUE; THENCE RUNNING ALONG THE SOUTH LINE OF ATWELLS AVENUE SOUTH 72°-16'-07" EAST A DISTANCE OF 194.25 FEET TO THE

TRUE, POINT AND PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID ATWELLS AVENUE SOUTH 49°-21'-14" EAST A DISTANCE OF 92.48 FEET TO A POINT; THENCE RUNNING ALONG LAND NOW OR FORMERLY PENN CENTRAL CO., ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2989.84 FEET, CENTRAL ANGLE OF 04°-50'-04", LENGTH OF 252.27 FEET AND A CHORD BEARING SOUTH 59°-45'-51" WEST A DISTANCE OF 252.19 FEET TO A POINT; THENCE RUNNING ALONG PARCEL B, AS SHOWN ON SAID MAP, NORTH 72°-16'-07" WEST A DISTANCE OF 41.18 FEET TO A POINT; THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES ALONG PARCEL A AS SHOWN ON SAID MAP: NORTH 58°-22'-19" EAST A DISTANCE OF 89.71 FEET TO A POINT; NORTH 17°-43'-50" EAST A DISTANCE OF 55.31 FEET TO A POINT IN THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF DV8 REALTY, LLC; THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES ALONG SAID LAND OF DV8 REALTY, LLC: SOUTH 72°-20'-07" EAST A DISTANCE OF 52.65 FEET TO A POINT; NORTH 25°-35'-09" EAST A DISTANCE OF 100.83 FEET TO THE TRUE POINT AND PLACE OF BEGINNING. FOR REFERENCES PURPOSES ONLY: PROPERTY ADDRESS: 536 ATWELLS AVENUE, PROVIDENCE, RI 02909 TAX ASSESSOR PLAT 33, LOT 699