

UCC-1 Form

FILER INFORMATION

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

DEBTOR INFORMATION

Org. Name: **3 BRANCH LLC**

Mailing Address: **334 BRANCH AVENUE**

City, State Zip Country: **PROVIDENCE, RI 02904 USA**

SECURED PARTY INFORMATION

Org. Name: **NAVIGANT CREDIT UNION**

Mailing Address: **1005 DOUGLAS PIKE**

City, State Zip Country: **SMITHFIELD, RI 02917 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 2023-1210

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 AP: 245 LOT: 380 THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE NORTHERLY SIDE OF THE POST ROAD IN THE CITY OF WARWICK, COUNTY OF KENT, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE POST ROAD, WHICH SAID POINT IS THE SOUTHEASTERLY CORNER OF THE WITHIN DESCRIBED TRACT, AND THE SOUTHWESTERLY CORNER OF LAND NOW OR LATELY OF KARL A. HEISE, ET UX.; THENCE RUNNING WESTERLY WITH SAID NORTHERLY LINE OF POST ROAD, A DISTANCE OF THIRTY-NINE AND 05/100 (39.05) FEET TO LAND NOW OR LATELY OF WARREN G. MARBLE; THENCE TURNING AN INTERIOR ANGLE OF 86 DEGREES 28' 48" AND RUNNING NORTHERLY, A DISTANCE OF SIXTY-SEVEN AND 25/100 (67.25) FEET; THENCE TURNING AN INTERIOR ANGLE OF 163 DEGREES 38' 12" AND RUNNING IN A NORTHEASTERLY DIRECTION, A DISTANCE OF NINETY-SIX AND 68/100 (96.68) FEET; THENCE TURNING AN INTERIOR ANGLE OF 289 DEGREES 30' 40" RUNNING WESTERLY A DISTANCE OF FIFTY-SEVEN AND 45/100 (57.45) FEET, TO LAND NOW OR LATELY OF SHELL OIL (THE LAST THREE COURSES BOUNDING WESTERLY, NORTHWESTERLY, AND SOUTHERLY BY LAND NOW OR LATELY OF SAID MARBLE; THENCE TURNING AN INTERIOR ANGLE OF 85 DEGREES 52' 20" AND RUNNING NORTHERLY A DISTANCE OF SIXTY-FIVE AND 5/10 (65.5) FEET TO A GRANITE BOUND, BOUNDED WESTERLY BY LAND NOW OR LATELY OF SAID SHELL OIL, TO LAND NOW OR LATELY OF SHELDON L. GERBER; THENCE TURNING AN INTERIOR ANGLE OF 90 DEGREES AND RUNNING EASTERLY A DISTANCE OF SEVENTY-FIVE (75) FEET, AND BOUNDED NORTHERLY BY SAID GERBER LAND NOW OR LATELY OF KARL A. HEISE, ET UX.; THENCE TURNING AN INTERIOR ANGLE OF 90 DEGREES AND RUNNING SOUTHERLY A DISTANCE OF ONE HUNDRED FIFTY-EIGHT AND 88/100 (158.88) FEET; THENCE TURNING AN INTERIOR ANGLE OF 90 DEGREES AND RUNNING WESTERLY A DISTANCE OF SIX (6) FEET; THENCE TURNING AN INTERIOR ANGLE OF 270 DEGREES AND RUNNING SOUTHERLY A DISTANCE OF SIXTY-ONE AND 13/100 (61.13) FEET TO THE NORTHERLY LINE OF THE POST ROAD AT THE POINT AND PLACE OF BEGINNING (THE LAST THREE COURSES BOUNDING EASTERLY, SOUTHERLY, AND EASTERLY BY AFORESAID KARL A. HEISE LAND. PARCEL II AP: 245 LOT: 381 ALSO, THAT CERTAIN LOT OR PARCEL OF LAND SITUATED ONE HUNDRED SIXTY-NINE AND 17/100 (169.17) FEET, NORTHERLY OF THE NORTHERLY LINE OF THE POST ROAD IN THE CITY OF WARWICK, COUNTY OF

KENT, AND STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE POST ROAD, WHICH SAID POINT IS THE SOUTHWEST CORNER OF LAND NOW OR LATELY OF THE CITY OF WARWICK AND THE SOUTHEAST CORNER OF LAND NOW OR LATELY OF KARL A. HEISE, ET UX., AND FROM THENCE RUNNING NORTHERLY OF THE DIVISION LINE OF AFORESAID ESTATES, A DISTANCE OF ONE HUNDRED SIXTY-NINE AND $17/100$ (169.17) FEET TO THE NORTHEAST CORNER OF LAND NOW OR LATELY OF AFORESAID KARL A. HEISE, ET UX. AND THE TRUE POINT OR PLACE OF BEGINNING, WHICH IS ALSO THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; AND FROM THENCE RUNNING NORTHERLY A DISTANCE OF FORTY-TWO AND $88/100$ (42.88) FEET, BOUNDED EASTERLY BY AFORESAID CITY OF WARWICK LAND, TO A POINT FOR A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 90 DEGREES 18' AND RUNNING WESTERLY A DISTANCE OF FORTY (40) FEET TO A POINT FOR A CORNER, AND BOUNDED NORTHERLY IN SMALL PART BY SAID CITY OF WARWICK LAND, AND IN MAJOR PART BY LAND NOW OR LATELY OF SHELDON L. GERBER; THENCE TURNING AN INTERIOR ANGLE OF 90 DEGREES AND RUNNING SOUTHERLY A DISTANCE OF FORTY-TWO AND $5/10$ (42.5) FEET, BOUNDED WESTERLY BY OTHER LAND NOW OR LATELY OF THIS GRANTOR TO A POINT FOR A CORNER; THENCE TURNING AN INTERIOR ANGLE AND RUNNING EASTERLY, A DISTANCE OF FORTY (40) FEET, MORE OR LESS, BOUNDED SOUTHERLY BY OTHER LAND NOW OR LATELY OF THIS GRANTOR TO THE POINT AND PLACE OF BEGINNING. THE LAST DESCRIBED LINE FORMING AN INTERIOR ANGLE WITH THE FIRST DESCRIBED LINE HEREIN. EXCEPTING THAT PORTION TAKEN FOR HIGHWAY PURPOSES AS SET FORTH IN CONDEMNATION RECORDED IN BOOK 1939, PAGE 15.