

UCC-1 Form

FILER INFORMATION

Full name: **MATTHEW C REPETTO**

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SEND ACKNOWLEDGEMENT TO

Contact name: **ACCARDO LAW OFFICES LLP**

Mailing Address: **311 ANGELL STREET**

City, State Zip Country: **PROVIDENCE, RI 02906 USA**

DEBTOR INFORMATION

Org. Name: **1120 NORTH MAIN STREET, LLC**

Mailing Address: **C/O CAPSTONE PROPERTIES 25 MALL ROAD, SUITE 112**

City, State Zip Country: **BURLINGTON, MA 01803 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: \$292,000 LOAN

COLLATERAL

PLEASE SEE THE PDF ATTACHED HERETO.

1. All fixtures, machinery, equipment of every kind, now or hereafter located in or upon or affixed to that certain lot or parcel of real estate, located in **PROVIDENCE, RHODE ISLAND**, commonly known as **1120 NORTH MAIN STREET, PROVIDENCE, RHODE ISLAND** **A/K/A 1128 NORTH MAIN STREET, PROVIDENCE, RHODE ISLAND**, as more particularly described in **EXHIBIT A** attached hereto (collectively, the "Premises") or any and all building and/or improvements (collectively, the "Improvements") now or hereafter used or to be used in connection with any present or future operation of the Premises or Improvements, or any part thereof, and now owned or hereafter acquired by Debtor, or in which Debtor now or hereafter has an interest, including, without limitation, any and all: (i) heating, lighting, incinerating, refrigerating, ventilating, air conditioning, air cooling, lifting, fire extinguishing, plumbing, cleaning, communications and power equipment and apparatus; (ii) gas, water and electrical equipment; (iii) elevators, escalators, switchboards, engines, motors, tanks, pumps, partitions, conduits, ducts and compressors; (vi) electrical and/or gas appliances, incinerators, carpeting, furniture and furnishings, draperies, storm windows and doors, and screens and awnings; (v) any and all franchises, licenses and permits, whether issued by national, state and/or local government, department, agency or subdivision having jurisdiction over Debtor, any guarantor of Debtor or the Premises and Improvements, or any part thereof, or any use, operation or occupancy thereof, related to the use, operation or occupancy of the Premises or Improvements or any part thereof; (vi) any and all records and books of account now or hereafter maintained by Debtor in connection with the operation of the Premises and Improvements or any part thereof; and (vii) all of Debtor's right, title and interest in and to any name under which the Premises and/or Improvements may at any time be operated and any variation thereof and the goodwill of Debtor in connection therewith.

2. All renewals, replacements of, additions to, substitution for and proceeds of any and all of the foregoing.

3. All condemnation awards and policies of insurance maintained with respect to said real property and fixtures, and all proceeds thereof.

EXHIBIT "A"

Those five (5) certain lots of land, with all buildings and improvements thereon, situated on North Main Street, Frost Street and Nashua Street, in the City of Providence, in the State of Rhode Island, and laid out and delineated as Lots Nos. 77 (seventy-seven), 78 (seventy-eight), 99 (ninety-nine), 100 (one hundred) and 101 (one hundred one) on that plat entitled, "Plat of the Dexter Farm belonging to Nicholas Brown, Esq. surveyed and platted by Cushing and Farnum 1855" and recorded in the Office of the Recorder of Deeds, in said City of Providence on Plat Card No. 634.

Said lots together form one tract bounding northwesterly on Nashua Street one hundred fifty (150) feet, more or less, northeasterly on Frost Street two hundred thirteen and 71/100 (213.71) feet, more or less, southeasterly on North Main Street one hundred (100) feet, more or less; southwesterly on land now or lately of Walter A. Shanley as follows:

Beginning at a point on North Main Street one hundred (100) feet southwesterly of the corner of said North Main and Frost Streets; thence running northwesterly one hundred twelve and 87/100 (112.87) feet to a corner; thence running southwesterly fifty (50) feet to a corner; thence running northwesterly one hundred (100) feet to said Nashua Street.

FOR REFERENCE ONLY

Property address:

1120 North Main Street

Providence, Rhode Island

Plat 1, Lot 22