

# UCC-1 Form

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## FILER INFORMATION

*Full name:* **MATTHEW C REPETTO**

*Email Contact at Filer:* **MCR@ACCARDOLAW.COM**

## SEND ACKNOWLEDGEMENT TO

*Contact name:* **ACCARDO LAW OFFICES LLP**

*Mailing Address:* **311 ANGELL STREET**

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

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## DEBTOR INFORMATION

*Org. Name:* **KJ PROPERTIES, LLC**

*Mailing Address:* **200 CENTRAL STREET**

*City, State Zip Country:* **HARRISVILLE, RI 02836 USA**

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## SECURED PARTY INFORMATION

*Org. Name:* **NAVIGANT CREDIT UNION**

*Mailing Address:* **1005 DOUGLAS PIKE**

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

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## TRANSACTION TYPE: STANDARD

## CUSTOMER REFERENCE: TERM LOAN

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## COLLATERAL

PLEASE SEE PDF ATTACHED HERETO.

1. All fixtures, machinery, equipment and other personal property of every kind, now or hereafter located in or upon or affixed to that certain lot or parcel of real estate, located in **SMITHFIELD, RHODE ISLAND**, commonly known as **265 PUTNAM PIKE**, 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; (iv) 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, Improvements and personal property 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 and personal property and all proceeds thereof.

**EXHIBIT A**  
**LEGAL DESCRIPTION**

That certain lot or parcel of land with all the buildings and improvements thereon, consisting of two parcels hereinafter described, situated in the town of Smithfield, State of Rhode Island, bounded and described as follows:

Parcel 1:

Beginning at the southeasterly corner of this lot at a stake in the northerly line of Julian Street, said stake being also the southeasterly corner of land now or formerly of Theodore Vitucci, et ux; thence running N. 40 ° W. sixty-three and 5/10 (63.5) feet to a corner; thence turning and running N. 50 1/2° E. one hundred (100) feet to a corner; thence turning and running S. 40 1/2° E. sixty-three and 5/10 (63.5) feet to a stake in the northerly line of Julian Street, the last two courses and distance are with land now or formerly of Adelard Bouchard; thence turning and running S. 50 1/2° W one hundred (100) feet with the northerly line of Julian Street to the stake at the point or place of beginning.

Parcel 11:

Beginning at the southwesterly corner of the parcel hereinafter described, said point of beginning being 230 feet westerly from the southwesterly corner of land now or formerly of Adelard F. Bouchard and wife, as measured along the northerly line of Putnam Pike; thence running N. 51° E. one hundred thirty-eight (138) feet to a corner; thence turning and running S. 41° E sixty-three and 5/10 (63.5) feet to a corner; thence turning and running S. 49°W. one hundred twenty-two (122) feet to a corner in said northerly line of Putnam Pike, the last two courses bounding on land now or formerly of Vitaline Bouchard and on Julian Street, respectively; thence turning and running N. 53 ° W, with the northerly line of Putnam Pike seventy (70) feet to the point or place of beginning.

EXCEPTING from the two parcels that portion condemned by the State of Rhode Island for interstate Route 295, and the approaches thereto, as shown on Plat No. 1353, Sheet 17 of 18 sheets, filed August 25, 1972.

Said Julian Street is now known as Esmond Street.

Property Address

(for Reference Purposes Only)

265 Putnam Pike  
Smithfield, RI 02917  
AP: 35 AL: 25