

UCC-1 Form

FILER INFORMATION

Full name: **JAMES A. BRIDEN**

Email Contact at Filer: **JAB@COOGANSMITH.COM**

SEND ACKNOWLEDGEMENT TO

Contact name:

Mailing Address: **PO BOX 2320**

City, State Zip Country: **ATTLEBORO, MA 02703 USA**

DEBTOR INFORMATION

Org. Name: **MURPHY REALTY, INC.**

Mailing Address: **551 WEEDEN STREET**

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

COLLATERAL

SEE ATTACHED SCHEDULE A AND SCHEDULE B.

Schedule A

Borrower: Murphy Realty, Inc.

Property: 579 Weeden Street, Land Unit 2, Pawtucket, Rhode Island 02860

Date of Closing: September 13, 2023

Lender: Navigant Credit Union

Those certain condominium units, together with any buildings and improvements situated thereon, if any, located in the City of Pawtucket, County of Providence State of Rhode Island, described as follows:

That certain condominium unit designated as **Unit 2 (two) a/k/a Land Unit Number 2 (two) of the Weeden Street Commercial Master Condominium**, a condominium project created by Declaration dated as of August 24, 2021 and recorded August 25, 2021 at 9:39 a.m. in Book 4737 at page 163, and as shown on the Plats and Plans recorded therewith, as the same may be amended.

Together with the applicable percentage interest in the common elements of said Condominium appurtenant to said Unit as set forth in said Declaration as amended and together with the rights and easements appurtenant to said Unit as set forth in the Declaration.

Said premises are conveyed subject to and with the benefit of the provisions of Rhode Island General Laws 34-36.1 et seq., The Declaration of Condominium referred to above and the Bylaws set forth therein, as any or all of the above may be amended from time to time.

Together with all and any Rights and Interest in any Development Rights to be created in the future by any Declaration of Condominium to be declared in the future on said unit 2.

Subject to Easements of record, Rights of Way of record, Approvals of record, Declarations of record, Property Classifications of record and any and all Conditions as set on the face of Record Plats 1204, 1214 and 1225

Schedule B

Borrower: Murphy Realty, Inc.

Property: 579 Weeden Street, Land Unit 2, Pawtucket, Rhode Island 02860

Date of Closing: September 13, 2023

Lender: Navigant Credit Union

Any and all fixtures, machinery, equipment and other personal property of every kind, now or hereinafter located in or upon or affixed to the Premises or Improvements located at 579 Weeden Street, Land Unit 2, Pawtucket, Rhode Island 02860 as more particularly described on Schedule A attached hereto, or any part thereof, or 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 Mortgagor, or in which Mortgagor now or hereafter has an interest, including, without limitation, any and all (i) all fixtures, appliances, furniture, equipment, furnishings, or other personal property now owned or hereinafter acquired by Mortgagor, and Mortgagor's interest in any fixtures, appliances, furniture, equipment under lease or otherwise, and used in connection with or located on the Premises; (ii) all permits, licenses and approvals granted, given or issued in connection with the occupancy, use and operation of the Premises; (iii) all books and records relating to the operation and maintenance of the Premises; (iv) all plans, specifications and contracts relating to construction on the Premises; (v) all materials, supplies and improvements thereon whether or not the same are located on the Premises and Mortgagor does hereby grant and convey to Mortgagee a security interest therein and (vi) All construction contracts, architectural services agreements, if any, agreements with soils, mechanical and structural engineers, if any, all subcontracts, all warranties, all other rights, licenses, permits, approvals and agreements in any way relating to the collateral property, all plans, architectural drawings, and specifications relating to the collateral property.