

UCC-1 Form

FILER INFORMATION

Full name: **KENDRA D. COLE**

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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: **PIANKA PROPERTIES, LLC**

Mailing Address: **59 PLEASANT STREET**

City, State Zip Country: **WEST WARWICK, RI 02893 USA**

SECURED PARTY INFORMATION

Org. Name: **HARBORONE BANK**

Mailing Address: **770 OAK STREET**

City, State Zip Country: **BROCKTON, MA 02301 USA**

TRANSACTION TYPE: STANDARD

COLLATERAL

SEE ATTACHED "EXHIBIT A"

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 **WEST WARWICK, RHODE ISLAND**, commonly known as **59 PLEASANT STREET**, 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

Parcel I: Assessor's Plat 2 Lot 299

Those certain lots or parcels of land with the improvements thereon situated in the Town of West Warwick in the County of Kent and State of Rhode Island, laid out and delineated as lots numbered sixty-eight (68) and sixty-nine (69) on that plat entitled, "Map of Estates in Warwick & Coventry belonging to the Phenix Company, Surveyed and Projected by H.F. Walling April 18, 1846" which said plat is recorded on plat cards 34 and 35 in the real estate records of said Town of West Warwick on file in the Town Clerk's office.

Parcel II Assessor's Plat 2 Lot 271

All right, title and interest in and to that certain lot or parcel of land situated on Summit Avenue in Phenix Village in the Town of West Warwick as described in that certain deed from Jennie A. Bradford to The Church of Our Lady of Good Counsel of Warwick, Rhode Island, dated April 24, 1916 and recorded in the Land Evidence Records of the Town of West Warwick in Book 15 at Page 435.

Parcel III Assessor's Plat 2 Lot 298

A certain lot of land with all the buildings and improvements thereon, situated in said Town of West Warwick and bounded and described as follows, viz:

Beginning at the southeast corner of the lot hereby conveyed and running thence running N. 56° W. one hundred and fifteen (115) feet, bounded southerly by land now or formerly of the Hope Company to a public highway called Pleasant Street in Phenix Village; thence N. 23°W. seventy-seven (77) feet, bounded westerly by said public highway, Summit Ave., so-called; thence easterly along the southerly side of said street bounded northerly by said last mentioned street one hundred and fifteen (115) feet; thence southerly in a straight line to the place of beginning.

Parcel IV Assessor's Plat 2 Lot 300

One certain lot of land with all the buildings and improvements thereon situated in Phenix Village, bounded and described as follows:

Beginning at the northwesterly corner of a lot owned now or formerly of the Hope Company and running thence easterly, bounded southerly by land now or formerly of said Hope Company and land now or formerly of Sylvester R. Nichols one hundred twenty five feet. Thence northerly bounded easterly by land now or formerly of Mary St. Germain fifty feet to a driftway seventeen feet wide, thence bounded southerly on said driftway which is owned in fee by John Agnewe et ux, one hundred twenty five feet to said Pleasant Street, thence northerly bounded westerly on said Pleasant Street fifty feet to the place of beginning.

Property Address:
(for reference purposes only)
59 Pleasant Street
West Warwick, RI
AP: 2 AL: 271, 298-300