

# UCC-1 Form

## FILER INFORMATION

Full name: JASON R. MARINELLI ES Q.

Email Contact at Filer: TITLEORDERS@PMLAWPC.COM

## SEND ACKNOWLEDGEMENT TO

Contact name: PARNAGIAN & MARINELLI PC

Mailing Address: 2181 A POST ROAD

City, State Zip Country: WARWICK, RI 02886 USA

## DEBTOR INFORMATION

Org. Name: EAST BAY STRATEGIC PARTNERS, LLC

Mailing Address: 123 DYER STREET, SUITE 2B

City, State Zip Country: PROVIDENCE, RI 02818 USA

## SECURED PARTY INFORMATION

Org. Name: WEBSTER BANK, NA

Mailing Address: 145 BANK STREET

City, State Zip Country: WATERBURY, CT 06702 USA

## TRANSACTION TYPE: STANDARD

## CUSTOMER REFERENCE: 23-546 JRM

## COLLATERAL

SEE ATTACHED

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>Jason R. Marinelli, Esquire (401) 732-8626</b>
B. E-MAIL CONTACT AT FILER (optional) <b>jrm@pmlawpc.com</b>
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px;"><b>Jason R. Marinelli, Esquire Parnagian &amp; Marinelli, PC 2181A Post Road Warwick, RI 02886</b></div>

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME <b>East Bay Strategic Partners LLC</b>				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS <b>123 Dyer Street, Suite 2B</b>		CITY <b>Providence</b>	STATE <b>RI</b>	POSTAL CODE <b>02818</b>
			COUNTRY <b>USA</b>	

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
			COUNTRY	

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME <b>Webster Bank, NA</b>				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS <b>145 Bank Street</b>		CITY <b>Waterbury</b>	STATE <b>CT</b>	POSTAL CODE <b>06702</b>
			COUNTRY <b>USA</b>	

4. COLLATERAL: This financing statement covers the following collateral:

**See Rider attached hereto and incorporated by reference.**

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

**To be filed with the Rhode Island Secretary of State and Coventry Recorder of Deeds.**

**SECURED PARTY: Webster Bank, NA (LENDER)**

**DEBTOR: East Bay Strategic Partners LLC**

**RIDER TO FINANCING STATEMENT**  
**(State of Rhode Island)**

The Financing Statement covers the following types or items of property, whether now owned or hereafter acquired:

- (a) All furniture, fixtures, vehicles, machinery, equipment, tools, accessories, supplies, accounts receivable, and other materials, goods and items of every type, nature or description, and any and all additions, accessions, substitutions thereto or therefor, which may, at any time be installed within or placed in, at, upon or within, or used or useful in the operation, maintenance, repair and occupation of the land and/or buildings and improvements at the premises located at **123-135 Dyer Avenue, Unit 2B, Providence, RI 02903** more particularly described in Exhibit "A" hereto (the "Premises") or any portion or unit thereof;
- (b) All leases, tenancies and occupancies, whether written or not, regarding all or any portion of the foregoing, all guaranties and security relating thereto, together with all income and profit arising therefrom or from the Premises or any of the foregoing, and all payments due or to become due thereunder including, without limitation, all rent, additional rent, damages, insurance payments, taxes, insurance proceeds, condemnation awards, or any payments with respect to options contained therein (including any purchase option);
- (c) Any other property of **East Bay Strategic Partners LLC** (the "Debtor") in which the Secured Party may in the future be granted an interest;
- (d) Any and all licenses and permits presently or hereafter owned by the Debtor with respect to the Premises;
- (e) All funds held by the Debtor as tax or insurance escrow payments with respect to the Premises;
- (f) All proceeds received from the sale, exchange, collection or other disposition of any property located in the Premises or any of the foregoing, including, without limitation, equipment, inventory, goods, documents, securities, accounts, chattel paper and general intangibles; all insurance proceeds relating to all or any portion of the foregoing; and all awards, damages, proceeds or refunds from any state, local, federal or

other takings of, and all municipal tax abatements relating to, all or any portion of the foregoing; and

(g) All rights, remedies and privileges pertaining to any of the foregoing.

Entered into as a sealed instrument as of the 27<sup>th</sup> day of December, 2023

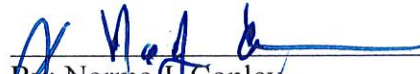
East Bay Strategic Partners LLC, a  
Rhode Island Limited Liability


Company

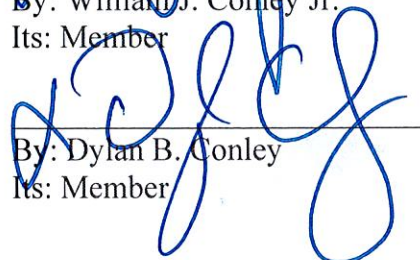
Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

By:   
Its: Member

By:   
Its: Member

By:   
Its: Member

STATE OF RHODE ISLAND  
COUNTY OF KENT

On this 27<sup>th</sup> day of December, 2023, before me personally appeared Nora J. Conley, William J. Conley Jr. and Dylan B. Conley, Members of East Bay Strategic Partners LLC, to me known and known by me or proved to me through satisfactory evidence of identification, which was License, to be the parties executing the foregoing instrument on behalf of said company, and acknowledged said instrument and the execution thereof, to be their free act and deed in said capacity and the free act and deed of said company.

Notary Public

Print Name:

My Commission Expires:

**JASON R. MARINELLI**  
Notary Public, State of Rhode Island  
My Commission Expires Oct. 25, 2025