RI SOS Filing Number: 202430070260 Date: 1/8/2024 3:33:00 PM

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

NAME & PHONE OF CONTACT AT FILER (optional) Jason R. Marinelli, Esquire (401) 732-8626 E-MAIL CONTACT AT FILER (optional) Jirm@pmlawpe.com SEND ACKNOWLEOMENT TO: (Name and Address) Jason R. Marinelli, Esquire Parnagian & Marinelli, Esquire Parnagian & Marinelli, PC 2181A Post Road Warwick, RI 02886 THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY DEBTOR'S NAME: Provide only one Debtor name (1s or 1b) (use exact, full name; do not omit, modify, or abbraviate any part of the Debtor's name); if any part of the Individual Debtor Information in Item 10 of the Financing Statement Addendum (Form UCC1Ad) 1a. DIGRANIZATION'S NAME East Bay Strategic Partners LLC 1b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)INITIAL(S) SUFFIX MAILING ADDRESS CITY Providence RI Q2818 DEBTOR'S NAME: Provide only gag Debtor name (2s or 2b) (use exact, full name, do not omit, modify, or abbraviate any part of the Debtor's name); if any part of the Individual Debtor Information in Item 10 of the Financing Statement Addendum (Form UCC1Ad) 2a. ORGANIZATION'S NAME FIRST PERSONAL NAME Provide only gag Debtor name (2s or 2b) (use exact, full name, do not omit, modify, or abbraviate any part of the Debtor name); if any part of the Individual Debtor Information in Item 10 of the Financing Statement Addendum (Form UCC1Ad) 2b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)INITIAL(S) SUFFIX MAILING ADDRESS CITY FIRST PERSONAL NAME ADDITIONAL NAME(S)INITIAL(S) SUFFIX SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY). Provide only gag Secured Party name (3a or 3b) SECURED PARTY'S NAME Webster Bank, NA Se. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME FIRST PERSONAL NAME ADDITIONAL NAME(S)INITIAL(S) SUFFIX MAILING ADDRESS CITY STATE POSTAL CODE COUNTY	JCC FINANCING STATEMENT				
Jason R. Marinelli, Esquire (401) 732-8626	OLLOWINSTRUCTIONS				
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Jason R. Marinelli, Esquire Parnagian & Marinelli, PC 2181A Post Road Warwick, RI 02886 THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY 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 information in item 10 of the Financing Statement Addendum (Form UCC1As) Tato DEGANIZATION'S NAME East Bay Strategic Partners LLC Tation Individual Surname First Personal Name ADDITIONAL NAME(Sylinitial(s)) Suffix CITY STATE POSTAL CODE COUNTY 22a Dyer Street, Suite 2B Providence TRI 102818 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 information in Item 10 of the Financing Statement Addendum (Form UCC1As) Tation Individual Surname Tation Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1As) Tation Individual Surname Tation Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1As) Tation Individual Surname Tation Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1As) Tation Individual Surname Tation Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1As) Tation Individual Surname Tation Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1As) Tation Individual Surname Tation Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1As) Tation Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1As) Tation Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1As) Tation Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1As) Tation Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1As) Tation Individ					
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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 27th day of December, 2023

Company

Witness:

Witness:

Witness:

STATE OF RHODE ISLAND COUNTY OF KENT East Bay Strategic Partners LLC, a Rhode Island Limited Liability

38: Norma (Conley

By: William J. Conley Jr.

Its: Member

By: Dylan B. Conley

Ns: Member

On this 27th 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 <u>life for Sfe</u>, 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