

UCC-1 Form

FILER INFORMATION

Full name: JAMES A. BRIDEN

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SEND ACKNOWLEDGEMENT TO

Contact name: COOGAN SMITH, LLP

Mailing Address: 144 BANK STREET, P.O. BOX 2320

City, State Zip Country: ATTLEBORO, MA 02703 USA

DEBTOR INFORMATION

Org. Name: OSORIO REALTY LLC

Mailing Address: 10 HAND STREET

City, State Zip Country: PAWTUCKET, RI 02860 USA

SECURED PARTY INFORMATION

Last Name (i.e. Family Name or Surname): FOUSSEKIS First Name: GEORGE

Mailing Address: 1675 OLD LOUISQUISSET PIKE

City, State Zip Country: LINCOLN, RI 02865 USA

TRANSACTION TYPE: STANDARD

COLLATERAL

SEE SCHEDULES A AND B ATTACHED.

SCHEDULE A

Borrower: Osorio Realty LLC

Property: 192 Columbus Avenue a/k/a 435 York Avenue, Pawtucket, RI 02860

Date of Closing: July 31, 2024

Lender: George Foussekis

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 192 Columbus Avenue a/k/a 435 York Avenue, Pawtucket, RI 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 and (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.

SCHEDULE B

Borrower: Osorio Realty, LLC

Property: 192 Columbus Avenue a/k/a 435 York Avenue, Pawtucket, RI 02860

Date of Closing: July 31, 2024

Lender: George Foussekis

That certain lot or parcel of land, with the buildings and improvements thereon, situated at the northeasterly corner of York Avenue and Columbus Avenue, in Pawtucket, Rhode Island, bounded and described as follows:

Beginning at said northeasterly corner of York and Columbus Avenue, thence running northerly along said York Avenue one hundred thirty-seven (137) feet, more or less, to a corner; thence turning and running easterly one hundred thirty-seven (137) feet, more or less; thence turning and running southerly, one hundred thirty-seven (137) feet, more or less, to said Columbus Avenue; thence turning and running westerly along said Columbus Avenue one hundred thirty-seven (137) feet, more or less, to said point or place of beginning.

Also, that certain parcel which was conveyed to Albertha Real Estate by Deed of Barbara S. Mer and Benjamin Mer, dated September 16, 1998, and recorded October 27, 1998, in Book 1025 at Page 183. Said parcel contains 292 square feet more or less.

Excepting therefrom that certain parcel which was conveyed to Barbara S. and Benjamin Mer, by deed of Albertha Real Estate, Inc., dated October 21, 1998, and recorded October 27, 1998, in Book 1025 at page 182. Said parcel contains 291 square feet of land, more or less.

PROPERTY ADDRESS

(FOR REFERENCE ONLY)

192 Columbus Avenue a/k/a 435 York Avenue
Pawtucket, RI 02860
AP 33 Lot 790