

UCC-1 Form

FILER INFORMATION

Full name: SARAH BELANGER

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SEND ACKNOWLEDGEMENT TO

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Mailing Address: 185 LINCOLN STREET, SUITE 302

City, State Zip Country: HIGHAM, MA 02043 USA

DEBTOR INFORMATION

Org. Name: 359 RIVER, LLC

Mailing Address: 556 ATWELLS AVE, #100

City, State Zip Country: PROVIDENCE, RI 02909 USA

SECURED PARTY INFORMATION

Org. Name: MECHANICS COOPERATIVE BANK

Mailing Address: 470 MYLES STANDISH BLVD.

City, State Zip Country: TAUNTON, MA 02780 USA

TRANSACTION TYPE: STANDARD

COLLATERAL

ALL ASSETS OF THE DEBTOR LOCATED ON OR RELATED TO THE PROPERTIES DESCRIBED IN EXHIBIT A, ATTACHED HERETO.

EXHIBIT "A"
Property Description

Parcel 1: 359 River Avenue, Providence, RI 02908 PARCEL ID: 117-0336-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN LOT OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS THEREON. SITUATED ON THE EASTERLY SIDE OF RIVER AVENUE, IN THE CITY OF PROVIDENCE, IN THE STATE OF RHODE ISLAND, AND IS LAID OUT AND DELINEATED AS LOT NO. 240 (TWO HUNDRED FORTY) UPON THAT PLAT ENTITLED "REVISED ELM FARM PLAT PROVIDENCE, R.I., PLATTED BY MARK W. SCHOFIELD MARCH 1906" AND RECORDED WITH THE RECORDS OF LAND EVIDENCE IN SAID CITY OF PROVIDENCE, IN PLAT BOOK 27, AT PAGE 29 AND (COPY) ON PLAT CARD 916.

SAID LOT IS SITUATED FIFTY (50) FEET NORTHERLY FROM THE NORTHERLY LINE OF MOORLAND AVENUE AND BOUNDS WESTERLY ON SAID RIVER AVENUE UPON WHICH IT MEASURES FIFTY (50) FEET AND HOLDING THAT WIDTH EXTENDS EASTERLY ONE HUNDRED (100) FEET TO LAND NOW OR LATELY OWNED BY WALTER L. ROTHWELL AND WIFE AND BOUNDS NORTHERLY ON LAND NOW OR LATELY OWNED BY PATRICK T. TALTY ET AL AND SOUTHERLY ON LAND NOW OR LATELY OWNED BY THERESA G. BROGAN.

CONTAINING 5,000 SQUARE FEET OF LAND, MORE OR LESS.

Parcel 2: 521 Admiral Street, Providence, RI 02908 Parcel ID: 123-0059-0000

BEGINNING AT A POINT, SAID POINT BEING THE NORTH EASTERLY CORNER OF LOVEDAY AND ADMIRAL STREETS.

THENCE RUNNING IN A NORTHERLY DIRECTION IN THE SOUTH EASTERLY LINE OF LOVEDAY ST. A DISTANCE OF 71.53+-FT. TO A POINT, SAID POINT BEING THE SOUTH WESTERLY CORNER OF LOT 337 ON PROV. A.P. 123, SAID LOT OWNED NOW OR FORMERLY BY SEAN FITZGERALD.

THENCE TURNING AN INTERIOR ANGLE OF 101 DEGREES 30 MIN. 10 SEC. AND RUNNING IN A SOUTH EASTERLY DIRECTION BOUNDED NORTHERLY BY SAID LOT 337 A DISTANCE OF 44.50 FT. TO A POINT.

THENCE TURNING AN INTERIOR ANGLE OF 90 DEGREES 54 MIN. 46 SEC. AND RUNNING IN A SOUTHERLY DIRECTION BOUNDED BY LOT 58 ON PROV. A.P. 123 A DISTANCE OF 69.45+- FT. TO A POINT IN THE NORTHERLY LINE OF ADMIRAL ST.

THENCE TURNING AND RUNNING WESTERLY IN THE NORTHERLY LINE OF ADMIRAL ST. IN THE FORM OF AN ARC HAVING A RADIUS OF 950 FT. AN ARC DISTANCE OF 59.93+- FT. TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS APPROXIMATELY 3,633+ SQ. FT.

Parcel 3: 700 River Avenue, Providence, RI 02908 Parcel ID: 118-0075-0000

That certain lot of land with all the buildings and improvements thereon situated on River Avenue in the City of Providence, State of Rhode Island, laid out and designated as Lot Numbered 63 (Sixty-Three) on that certain plat entitled "River Avenue Park Providence, R.I. by Frank E. Waterman, Aug. 1912, which plat is recorded in the Records of Land Evidence of said City of Providence in plat Card 32, page 21 with a copy thereof on plat card 1000.

Said Lot bounds easterly on River Avenue forty (40) feet and holding that width extends westerly to and bounding on land now or formerly of Americo Antonelli and wife, bounding southerly on land now or formerly of Vincent Santoro eighty-nine and 89/100 (89.89) feet, more or less, Northerly on land now or formerly of Ernest Lolio and wife eighty-nine and 92/100 (89.92) feet, more or less.

Parcel 4: 517 Admiral Street, Providence, RI 02908 Parcel ID: 123-0058-0000

BEGINNING AT A POINT, SAID POINT BEING IN THE NORTHERLY LINE OF ADMIRAL STREET AN ARC DISTANCE OF 59.93+ FT. FROM THE NORTH EASTERLY CORNER OF ADMIRAL AND LOVEDAY STREETS.

THENCE RUNNING IN A NORTHERLY DIRECTION BOUNDED WESTERLY BY LOT 59 ON PROV. A.P. 123 A DISTANCE OF 69.45+- FT TO A POINT.

THENCE TURNING AN INTERIOR ANGLE OF 89 DEGREES AND 05 MIN. 14 SEC. AND RUNNING IN A NORTH EASTERLY DIRECTION BOUNDED NORTHERLY BY LOT 337 ON PROV. A.P. 123 OWNED NOW OR FORMERLY BY SEAN FITZGERALD A DISTANCE OF 50.71+- FEET TO A POINT.

THENCE TURNING AN INTERIOR ANGLE OF 97 DEGREES 50 MIN. 32 SEC. AND RUNNING IN A SOUTH WESTERLY DIRECTION BOUNDED EASTERLY BY LOT 57 ON A.P. 123 A DISTANCE OF 65.83+- FT. TO A POINT IN THE NORTHERLY LINE OF ADMIRAL STREET.

THENCE TURNING AND RUNNING WESTERLY IN THE NORTHERLY LINE OF ADMIRAL ST. IN THE FORM OF AN ARC HAVING A RADIUS OF 950 FT. AN ARC DISTANCE OF 58.76+- FT.

THE ABOVE-DESCRIBED PARCEL CONTAINS APPROXIMATELY 3,710+- SQ. FT.

Parcel 5: 792 River Avenue, Providence, RI 02908 Parcel ID: 079-0694-0000

That certain tract or parcel of land with all the buildings and improvements thereon, situated in the City of Providence, County of Providence, State of Rhode Island, being bounded and described as follows:

Beginning at a point on the northwesterly sideline of River Avenue, at a spike set in the concrete sidewalk, said point begin a distance of one hundred fifty-four and four tenths (154.4) feet, more or less, from the intersection of Admiral Street and River Avenue, said point also creates a new property corner.

Thence proceeding in a northwesterly direction, a distance of eighty and zero hundredths (80.00) feet to a stake set;

Thence running an interior angle of 90-00-00 and proceeding in a northeasterly direction a distance of seventy and zero hundredths (70.00) feet to a point;

Thence turning an interior angle of 90-00-00 and proceeding in a southeasterly direction a distance of eighty and zero hundredths (80.00) feet to the northwesterly sideline of River Avenue;

Thence turning an interior angle of 90-00-00 and proceeding in a southwesterly direction a distance of seventy and zero hundredths (70.00) feet to the point, and place of beginning.

The last course forms an interior angle of 90-00-00 with the first described course.

The herein described parcel contains 5600 square feet of land, more or less.

Parcel 6: 798 River Avenue, Providence, RI 02908 Parcel ID: 079-0193-0000

The land with the buildings and improvements situated thereon in the City and County of Providence and State of Rhode Island on the southeasterly side of River Avenue laid out and designated as Lot Numbered 142 (one hundred forty-two) and Lot Numbered 143 (one hundred forty-three) on that plat entitled, "Samuel Hedly's Plat of J.M. Wilds & Rowland Evans, Sunnyside Land at Wanskuk N. Providence belonging to Lydia A. Hedly Surveyed and drawn Sept. 1868, by C.E. Paine", which plat is recorded in the Land Evidence Records for the City of Providence on Plat Card 315.

Excepting that portion of said lots conveyed by Giovanni Starziano to Benjamin Starziano and Elena Starziano by deed dated March 3, 1979 recorded in Book 1165 at Page 1162.

Parcel 7: 802 River Avenue, Providence, RI 02908 Parcel ID: 079-0192-0000

The land with buildings and improvements situated thereon in the City and County of Providence and State of Rhode Island on the southeasterly side of River Avenue laid out and designated as Lot Numbered 142 (one hundred forty-two) and Lot Numbered 143 (one hundred forty-three) on that plat entitled, "Samuel Hedly's Plat of J.M. Wilds & Rowland Evans, Sunnyside Land at Wanskuk N. Providence belonging to Lydia A. Hedly Surveyed and drawn Sept. 1868, by C.E. Paine", which plat is recorded in the Land Evidence Records for the City of Providence on Plat Card 315.

Excepting that portion of said lots conveyed by Giovanni Starziano to Benjamin Starziano and Elena Starziano by deed dated March 3, 1979 recorded in Book 1165 at Page 1162.

Parcel 8: 804 River Avenue, Providence, RI 02908 PARCEL ID: 079-0191-0000

That lot of land with all buildings and improvements thereon situated in the city and county of Providence and State of Rhode Island, laid out and delineated as No. 146 (one hundred forty-six) on that plat and entitled "Samuel Hedley's Plat of M.J. Wilds and Rowlands Evans Sunnyside Land at Wanskunk N. Providence belonging to Lydie A. Hedly surveyed & drawn Sept. 1868 by C.E. Paine," and recorded in the office of the recorder of Deeds in said City of Providence on Plat card 315.

Said lot bound; easterly on River Avenue forty (40) Feet and holding that width extends westerly ninety (90) feet, bounding southerly on land now or lately of James R. Lopes and wife, westerly on Lot No. 145 (one hundred and forty-five) on said plat and northerly on lot No. 147 (one hundred and forty-seven) on said Plat.

Parcel 9: 249 Whitford Avenue, Providence, RI 02908 Parcel ID: 116-0249-0000

That certain parcel of land with buildings and improvements thereon, situated on the northerly side of Whitford Avenue, in the City of Providence, in the State of Rhode Island, and comprising the whole of lot numbered 16 (sixteen) and the adjoining westerly twenty (20) feet in width by the entire depth of Lot Numbered 17 (seventeen) on that plat entitled, "Mount Pleasant Park Plat Providence, R.I. by Frank E. Waterman March 1911" which plat is recorded in Plat Book 32 at Page 2 and on Plat Card 980.

Said parcel bounds southerly on Whitford Avenue sixty (60) feet, and holding that width extends back northerly therefrom one hundred (100) feet to a bound northerly on land now or lately of LaSalle Academy; bounding westerly on lot numbered 15 (fifteen) on said plat, and easterly on

the remaining portion of said Lot numbered 17 (seventeen), formerly belonging to Carmella Cipolla.