

UCC-1 Form

FILER INFORMATION

Full name: **MEAGAN GUERTIN**

Email Contact at Filer: **MEG@ACCARDOLAW.COM**

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: **PRATT REALTY, LLC**

Mailing Address: **650 BLACKSTONE BLVD**

City, State Zip Country: **PROVIDENCE, RI 02906 USA**

SECURED PARTY INFORMATION

Org. Name: **BAYCOAST BANK**

Mailing Address: **330 SWANSEA MALL DRIVE**

City, State Zip Country: **SWANSEA, MA 01777 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: IN RE 265-283 WATERMAN STREET 450K LOAN

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 **PROVIDENCE, RHODE ISLAND**, commonly known as **265-283 WATERMAN STREET (AKA 129 BUTLER AVENUE)**, 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

That certain real estate with all buildings and improvements thereon, situated on the westerly side of Branch Street, in the City of Pawtucket, County of Providence, and State of Rhode Island, and described as follows:

Beginning at a point in the westerly line of Branch Street which is the northeasterly corner of the premises hereby described and the southeasterly corner of land now or lately of City of Pawtucket; thence running westerly bounded northerly by said Pawtucket land ninety-six (96) feet more or less, to Blackstone River; thence turning and running southerly along said Blackstone River, fifty-three (53) feet; thence turning and running easterly bounded southerly by land now or formerly of Pawtucket Redevelopment Agency ninety (90) feet more or less to the westerly lie of Branch Street for a corner; thence turning and running northerly on the westerly line of Branch Street fifty-three (53) feet to the place or point of beginning.

Subject Property:
(for reference purposes only)
80 Branch Street
Pawtucket, Rhode Island
AP: 6 AL: 42