

UCC-1 Form

FILER INFORMATION

Full name: AMERICO M. SCUNGIO *Phone:* 401-596-0151

CONTACT INFORMATION

Contact name: SCUNGIO & PRIOLO

Street #1: 167 MAIN STREET

City: WESTERLY *State:* RI *ZIP:* 02891 *Country:* USA

Notification Method: E-MAIL *Email:* AMSCUNGIOESQ@VERIZON.NET

DEBTOR INFORMATION

Org. Name: ORTHOPEDIC REALTY ASSOCIATES, LLC

Mailing Address1: ONE HIGH STREET

City: WAKEFIELD *State:* RI *ZIP:* 02879 *Country:* USA

SECURED PARTY INFORMATION

Org. Name: DIME BANK

Mailing Address1: 290 SALEM TURNPIKE

City: NORWICH *State:* CT *ZIP:* 06360 *Country:* USA

TRANSACTION TYPE: STANDARD
COLLATERAL IS / ADMINISTERED BY:
ALTERNATIVE DESIGNATION:

COLLATERAL

All of the Debtor's fixtures and all accessions and additions thereto and all substitutions and replacements therefore, and the proceeds (including condemnation proceeds) of the foregoing of every kind and nature, now or hereafter located in any building(s) or improvements and used or useable in connection with any present or future occupancy of said building(s) which collateral is located at the property owned by the Debtor located on One High Street, Wakefield, Rhode Island, which is further bounded and described on the Exhibit attached hereto.

EXHIBIT A

A certain parcel of land located on the easterly side of High street, in the Town of South Kingstown, County of Washington, State of Rhode Island, with the mill dam and mill wheels, and all buildings and Improvements therein, hounded and described as follows:

Northerly and northwesterly by land of the Town of South Kingstown and the Saugatuck River or Mill Pond easterly and southeasterly by land now or formerly of W. M. Kennedy and land now lately of Virgil Yemma; southerly by land of the Town of South Kingstown, and westerly and southeasterly by said High Street.

The foregoing described premises being the premises conveyed by Narragansett Woolen Mills, Inc. to Clinton Woolen Company, Inc. by deed dated March 9, 1937, and recorded in the Land Evidence Records of said 'Town of South Kingstown, Rhode Island, in Book No. 50 at pages 73 and following; the name of said Clinton Woolen Company, Inc. being now changed to Wakefield Woolen Company, Inc. as shown by certificate duly recorded in the Land Evidence Records of said South Kingstown in Book No. 50 at pages 504-505; said reference being subject to a subsequent clarification as to boundary line of land and riparian rights on the easterly side of Saugatucket River as shown on a plat entitled, "Plat of Lands of Wakefield, in the Town of South Kingstown, Rhode Island, to Accompany a Mutual Agreement establishing a Line Between Land of Wakefield Woolen Company Incorporated, and Lands of Nelly G. Kennedy at al., Surveyed and Flatted March-July, 1938, by Leon L. Holland, Civil Engineer." Scale 1" - 30'; and excepting from said conveyance the land north of the foot bridge over the Saugatuaket River and east of proposed line of river bank as shown on said plat, heretofore conveyed to Joseph Underwood and Wakefield Branch Company respectively; and also excepting land easement for foot bridge to Town of South Kingstown shown on said plat.

Excepting from this conveyance that certain strip of land running along the westerly side of Main Street taken by the State of Rhode Island for the highway purposes under a power of eminent domain in the month of August, A.D. 1948.

Together with the water rights and water privileges belonging or appertaining to the above-described premises or any part thereof, and all the grantor's right, title and interest in the land under and adjacent to said river and mill pond existing by reason of said boundary clarification and otherwise.

Excepting from this conveyance that lot of land heretofore conveyed by J. Charles Hice, Jr. to Frederick R. Wolk, et al, Trustee by that certain deed dated May 23, 1949 and recorded with said records in Deed Book 66 at page 45 and excepting from this conveyance a parcel of land deeded by Kale Manufacturing Co. to the Town of South Kingstown by deed dated September 26, 1975 and recorded with said Recodes in Deed Book 119, at page 459.

Subject to the rights of the State of Rhode Island by reason a taking by the State Board of Public Roads for and on behalf of the State of Rhode Island, dated July 14, 1920 and recorded in said Records of Land Evidence in South Kingstown in Book 41, Page 26.

Subject to the rights of the State of Rhode Island and Providence Plantations, Department of Natural Resources, to construct and maintain a singly run fish ladder in a certain dam on the Saugatucket River, together with the right of free ingress, egress and regress thereto.

Meaning and intending to convey, however, and hereby conveying to this grantee all the land lying nearer than six (6) feet to the existing shore line at said Saugatucket River of Mill Pond excepted from said conveyance to Frederick R. Wolk et al, Trustee together with the right reserved in said deed to Frederick R. Wolf et, al,, Trustees to flow the land by said deed conveyed.

Conveyance is made subject with an easement to be used in common with the grantor, its successor and assigns, over and through the existing tunnel which runs under said High Street for the purposes of installing, maintaining and replacing when required sewer and gas mains required and incidental to the use of the premises.

Conveyance is made subject to an easement which is hereby reserved by grantor for the installation, maintenance and replacement of water mains, pipes and water meters as they are presently located, together with the right to enter onto and to excavate so much of the area surround lag said mains, pipes, etc as may be required to replace and renew said mains, pipes, etc., the area required to replace and renew said trains, pipes, etc., the area required to replace and renew said mains, pipes, etc., the area so excavated to be restored with as little damage as may be possible.

Conveyance is trade subject to any interest of the Town of South Kingstown, if any, in an area presently paved as a basketball court, and to restrictions of record in Book 130 at pages 28-29.

The hereinabove described premises are subject to restrictions of record.

Excepting there from a portion of the premises in Deed from Orthopedic Realty Associates, LLC to The Town of South Kingstown dated September 13, 2000 and recorded September 13, 2000 2:23 p.m. in Book 832, Page 48.