

# UCC-1 Form

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## FILER INFORMATION

Full name: **KENNETH F. MCGUNAGLE, JR., ESQ.** Phone: **4019417500**

## CONTACT INFORMATION

Contact name: **KENNETH F. MCGUNAGLE, JR., ESQ.**

Street #1: **2088 BROAD STREET**

City: **CRANSTON** State: **RI** ZIP: **02905** Country: **USA**

Notification Method: **E-MAIL** Email: **JMCNUTT@MHLAWPC.COM**

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## DEBTOR INFORMATION

Org. Name: **CENTERVILLE GARDENS, LLC**

Mailing Address1: **612 GREENWICH AVENUE**

City: **WARWICK** State: **RI** ZIP: **02886** Country: **USA**

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## SECURED PARTY INFORMATION

Org. Name: **BANKNEWPORT**

Mailing Address1: **184 JOHN CLARKE ROAD**

City: **MIDDLETOWN** State: **RI** ZIP: **02842** Country: **USA**

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**TRANSACTION TYPE: PUBLIC FINANCE**  
**COLLATERAL IS / ADMINISTERED BY:**  
**ALTERNATIVE DESIGNATION:**

**COLLATERAL**

I. PREMISES: 1209 Centerville Road, Warwick, Rhode Island 02886, as more particularly described in the Exhibit A attached hereto (the “Mortgaged Property”).

II. IMPROVEMENTS: All improvements now or hereafter situated upon the Mortgaged Property, together with all fixtures now or hereafter owned by the Debtor or in which Debtor has an interest (but only to the extent of such interest) and placed in or upon the Mortgaged Property or the buildings or improvements thereon (collectively the “Improvements”).

III. EASEMENTS: Any easement, bridge, or right of way, contiguous or adjoining the Mortgaged Property and the Improvements thereon, and all other easements, if any, inuring to the benefit of the Mortgaged Property.

IV. LEASES AND RENTS: All of the Debtor’s right, title and interest in and to any leases or other agreements for use of the Mortgaged Property or the Improvements and all rents, security deposits, and other proceeds of such leases and other agreements, in each case whether now or hereafter existing, relating to the Mortgaged Property or the Improvements, as provided in a Mortgage Deed, Security Agreement and Assignment of Leases and Rents of even date herewith delivered by the Debtor to the Secured Party.

V. PERSONAL PROPERTY & FIXTURES: All goods, equipment, machinery, tools, and other personal property and fixtures of every kind and description now or hereafter owned by the Debtor or in which Debtor has an interest (but only to the extent of such interest) and situated or to be situated upon or used in connection with the Mortgaged Property or the Improvements, together with any renewals, replacements, or additions thereto or substitutions therefore, and all proceeds and products thereof now or hereafter located at, or used in connections with the operation of the Mortgaged Property or the Improvements, including without limitation the following set forth in Exhibit B attached hereto.

**EXHIBIT A**

That certain parcel of land together with all buildings and improvements thereon situated on the northerly side of Centerville Road, City of Warwick, State of Rhode Island and is bounded and described as follows:

Beginning at an iron rod set on the northerly line of Centerville Road said point being the southeasterly corner of the herein described parcel;

Thence proceeding and running N 68°37'32” W bounded southerly by Centerville Road a distance of 178.97' to a Rhode Island Highway Bound found at station 123+00 right 51.41';

Thence turning an interior angle of 185°24'44” and proceeding in a westerly direction along the northerly line of Centerville Road a distance of 5.89' to an iron rod set at the end of a stone wall;

Thence turning an interior angle of 93°32'12” and proceeding in a northerly direction along the centerline of said stone wall bounded westerly by land now or formerly of Sixty Inc. (A.P. 250 Lot 1) a distance of 241.78' to a point.

Thence turning an interior angle of 181°07'25” and proceeding in a northerly direction along the centerline of the same stone wall bounded westerly by land now or formerly of Sixty Inc. (A.P. 250 Lot 1) a distance of 257.35' to an iron rod set;

Thence turning an interior angle of 79°04'58” and proceeding in a easterly direction bounded northerly by land now or formerly of David and Stephanie Paolino (A.P. 250 Lot 21) and in part by land now or formerly of Whitford and Olga Tefft Trustees (A.P. 250 Lot 20) a distance of 288.64' to a granite bound found;

Thence turning an interior angle of 97°50'22 and proceeding in a southerly direction bounded easterly by land now or formerly of Walter and Florence Anderson Trustees (A.P. 250 Lot 36) a distance of 266.72' to a point;

Thence turning an interior angle of 185°30'17” and proceeding in a southerly direction bounded easterly by land now or formerly of Walter and Florence Anderson Trustees (A.P. 250 Lot 36) a distance of 22.30' to a drill hole set;

Thence turning an interior angle of 84°50'01” and proceeding in a westerly direction bounded southerly by land nor or formerly of Robert and Beverly Knight (A.P. 250 Lot 8) a distance of 83.63' to an iron rod set;

Thence turning an interior angle of 270°00'00” and proceeding in a southerly direction bounded easterly by land now or formerly of Robert and Beverly Knight (A.P. 250 Lot 8) a distance of 191.80' to the point and place of beginning. The last course forming an interior angle of 82°40'00” with the first course herein described.

A.P. 250 LOT 3

Centerville Road – Warwick, RI

**EXHIBIT B**

A. Equipment, Etc.: All of the Debtor's interest in and to all machinery, equipment, fixtures, inventory, goods, materials, supplies, records, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, licenses (including liquor license), other rights, bank deposits and other accounts, cash, policies and certificates of insurance, and general intangibles, whether now or hereafter existing, for use on or in connection with the Mortgaged Property.

B. Proceeds for Damage to the Mortgaged Property: All proceeds (including without limitation, insurance and condemnation proceeds) paid for any damage done to the Mortgaged Property or any part thereof.

C. Utility Deposits: All right, title and interest of the Debtor in and to all monetary deposits which Debtor has been or will be required to give to any public or private utility with respect to utility services furnished or to be furnished to the Mortgaged Property.

D. Records: All of the records and books of account now or hereafter maintained by Debtor in connection with the operation of the business of the Debtor.

**DEFINITIONS:**

“Code” shall mean the Uniform Commercial Code as the same may be in effect from time to time in the State of Rhode Island.

“Equipment” shall include “equipment” within the meaning of the Code and, to the extent not otherwise included therein, all machinery, equipment, furniture, parts, tools and dies, of every kind and description, of the Debtor (including automotive equipment), now owned or hereafter acquired by the Debtor, and used or acquired for use in the business of the Debtor, together with all accessions thereto and all substitutions and replacements thereof and parts therefore; all cash or non-cash Proceeds.

“Fixtures” shall mean “fixtures” within the meaning of the Code and, to the extent not otherwise included therein, all goods which are so related to particular real estate that an interest in them arises under real estate law and all accessions thereto, replacements thereof and substitutions therefore, including, but not limited to, plumbing, heating and lighting apparatus, mantels, floor coverings, furniture, furnishings, draperies, screens, storm windows and doors, awnings, shrubbery, plants, boilers, tanks, machinery, stoves, gas and electric ranges, wall cabinets, appliances, furnaces, dynamos, motors, elevators and elevator machinery, radiators, blinds and all laundry, refrigerating, gas, electric, ventilating, air-refrigerating, air-conditioning, incinerating and sprinkling and other fire prevention or extinguishing equipment of whatsoever kind and nature and any replacements, accessions and additions thereto, Proceeds thereof and substitutions therefore.

“Obligations” means among other things, all indebtedness, obligations and liabilities of the Debtor to the Secured Party of every kind and description, direct or indirect, secured or unsecured, joint or several, absolute or contingent, due or to become due, whether for payment or performance, now existing or hereafter arising, regardless of how the same arise or by what instrument, agreement or book account they may be evidenced, or whether evidenced by any instrument, agreement or book account, including, without limitation, all loans (including any loan by renewal or extension), all indebtedness, all undertakings to take or refrain from taking any action, all indebtedness, liabilities or obligations owing from the Debtor to others which the Secured Party may have obtained by purchase, negotiation, discount, assignment or otherwise, and all interest, taxes, fees, charges, expenses and attorneys' fees chargeable to the Debtor or incurred by the Secured Party under the security agreement giving rise to this financing statement, or any other document or instrument delivered in connection therewith.

“Proceeds” shall mean “proceeds” as defined in the Code and, to the extent not otherwise included therein, (a) any and all proceeds of any insurance, indemnity, warranty, guaranty, or other agreement, instrument or undertaking similar to any of the foregoing, payable to the Debtor from time to time with respect to any of the Mortgaged Property, (b) any and all payments (in any form whatsoever) made or due and payable to the Debtor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Mortgaged Property, (c) any and all other amounts from time to time paid or payable under or in connection with any of the Mortgaged Property, and (d) any products or rents of any of the Mortgaged Property.