

UCC-1 Form

FILER INFORMATION

Full name: **JEFFREY W. RAY** *Phone:* **401-824-5180**

CONTACT INFORMATION

Contact name: **JEFFREY W. RAY, ESQ.**

Street #1: **PANNONE LOPES DEVEREAUX & WEST LLC**

Street #2: **317 IRON HORSE WAY, SUITE 301**

City: **PROVIDENCE** *State:* **RI** *ZIP:* **02908** *Country:* **USA**

Notification Method: **E-MAIL** *Email:* **JRAY@PLDW.COM**

DEBTOR INFORMATION

Org. Name: **LLCS HOLDINGS, LLC**

Mailing Address1: **46 WELLS STREET**

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

SECURED PARTY INFORMATION

Org. Name: **DIME BANK**

Mailing Address1: **290 SALEM TURNPIKE**

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

TRANSACTION TYPE: STANDARD

COLLATERAL IS / ADMINISTERED BY:

ALTERNATIVE DESIGNATION:

COLLATERAL

All assets of Debtor, including all tangible and intangible personal property and fixtures of Debtor, whether now owned or hereafter acquired, or in which Debtor may now or hereafter have an interest, including, without limitation, all inventory, machinery, equipment, furniture, goods, accounts, accounts receivable, contract rights, chattel paper, documents, instruments and general intangibles, as more particularly described on Exhibit A attached hereto and made a part hereof; all proceeds of the foregoing.

EXHIBIT A

All assets of Debtor including, but not limited to:

- (a) All of Debtor’s presently owned and hereafter acquired machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, including consumable goods, used or useful in the business of Debtor and whether or not now or hereafter located at or affixed to Debtor’s real property located at 46 Wells Street, Westerly, Rhode Island, as more particularly described on Exhibit B attached hereto (the “Property”), or any part thereof, including by way of description, but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing apparatus, electrical apparatus, inventory, motor vehicles, all other goods (including, but not limited to, all electrical transformers, switches, switch boxes, equipment boxes, cabinets, all whether used in the operation of the Property or any business operated within or upon the Property), lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus, air-cooling and air-conditioning apparatus, elevators, escalators, shades, awnings, screens, storm doors and windows, stoves, wall beds, refrigerators, attached cabinets, partitions, ovens, ranges, disposals, dishwashers, carpeting, plants and shrubbery, ground maintenance equipment, ducts and compressors; together with all building materials, goods and personal property on or off the Property intended to be affixed to or incorporated in the Property but not yet affixed to or incorporated in the Property, along with any and all rights to the name, signs and trade names used by Debtor in its business;
- (b) All of Debtor’s presently owned and hereafter acquired accounts, accounts receivable, contract rights, general intangibles, rents, leases, income and profits and any other form of obligation requiring the payment of money to Debtor, and any claim by Debtor for any of the foregoing arising in whole or in part from Debtor’s business, including the Property and improvements now or hereafter located thereon;
- (c) All of Debtor’s presently owned and hereafter acquired inventory, goods, merchandise, products, commodities, raw materials, finished goods, consumable products and supplies now or hereafter located on or used in connection with the operation of Debtor’s business, including the Property and improvements now or hereafter located thereon;
- (d) All of Debtor’s interest in and to the loan funds and Debtor’s own funds now or hereafter held on deposit by or for the benefit of Secured Party;
- (e) All of Debtor’s assignable licenses, permits, registrations and governmental approvals relating to the operation of Debtor’s business, including the Property and improvements now or hereafter located thereon;
- (f) All of Debtor’s books and records, as they exist from time to time, relating to the Collateral (as such term is hereinafter defined);
- (g) All money, instruments and other property of Debtor from time to time in the possession of Secured Party (which security interest shall be in addition to Secured Party’s rights of set-off);
- (h) All instruments, documents of title, documents, policies and certificates of insurance, securities, deposits, deposit accounts, money, cash or other property of Debtor;
- (i) All federal, state and local tax refunds and/or abatements to which Debtor is or becomes entitled, no matter how or when arising, including, but not limited to, any loss carryback tax refunds;
- (j) All trade secrets, computer programs, customer lists, assignments of patents and patents pending, developmental ideas and concepts, and all papers, drawings, blueprints, sketches and documents relating to all of the foregoing and/or relating to the operation of Debtor’s business and/or the Collateral;
- (k) All insurance proceeds, refunds and premium rebates, whether any of such proceeds, refunds and premium rebates arise out of any of the foregoing (a) through (j), or otherwise;
- (l) All liens, guaranties, rights, remedies and privileges pertaining to any of the foregoing (a) through (k), including the right of stoppage in transit;
- (m) All accessions, parts, attachments, and accessories used or intended for use in connection with any of the foregoing;
- (n) All proceeds, products, proceeds of hazard insurance and eminent domain proceedings relating to the Property, and condemnation awards of all of the foregoing; and
- (o) All substitutions, replacements, repossessions, returns and records of any of the foregoing.

EXHIBIT B

PROPERTY DESCRIPTION

A certain lot or parcel of land, with all buildings and improvements thereon, situated on the corner of Wells Street and Charles Street, in the Town of Westerly, County of Washington and State of Rhode Island, bounded and described as follows:

Beginning at the southeasterly corner of the property herein described at a stone wall on the northerly side of Wells Street, said corner being the southwest corner of land now or formerly of George Maggs; thence in a northerly direction along said stone wall bounded easterly by said Maggs land 129.14 feet to a drill hole; thence turning an interior angle of 80 degrees, 28 minutes and 28 seconds in a westerly direction bounded northerly by land now or formerly of Joseph and Helen Nigrelli 145.41 feet to an iron pipe at the easterly line of Charles Street; thence turning an interior angle of 91 degrees, 15 minutes, and 25 seconds in a southerly direction bounded westerly by said Charles Street 80.00 feet to a point of curvature; thence southerly and easterly 42.82 feet along a curve having a radius of 30.00 feet to a point of tangency on the northerly side of Wells Street; thence in an easterly direction bounded southerly by said Wells Street 102.10 feet to the point and place of beginning, said last course forming an interior angle of 90 degrees, 06 minutes and 07 seconds with the first course.

PROPERTY ADDRESS: 46 Wells Street, Westerly, RI - AP 87, AL 92A