

UCC-1 Form

FILER INFORMATION

Full name: ACCARDO LAW OFFICES Phone:

CONTACT INFORMATION

Contact name: KRISTEN CASCELLA

Street #1: 311 ANGELL STREET

City: PROVIDENCE State: RI ZIP: 02906 Country: USA

Notification Method: E-MAIL Email: KMC@ACCARDOLAW.COM

DEBTOR INFORMATION

Org. Name: BAYSCAPE REALTY, LLC

Mailing Address1: 933 BOSTON NECK ROAD

City: NARRAGANSETT State: RI ZIP: 02882 Country: USA

SECURED PARTY INFORMATION

Org. Name: WEBSTER BANK, N.A.

Mailing Address1: 145 BANK STREET

City: WATERBURY State: CT ZIP: 06702 Country: USA

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

COLLATERAL

1. Personal Property-all fixtures, machinery, equipment and other personal property of every kind, now or hereafter located in or upon or affixed to those certain lots or parcels of real estate, located in NARRAGANSETT, RHODE ISLAND, commonly known as 933 BOSTON NECK ROAD, as more particularly described in EXHIBIT B attached hereto (hereinafter called 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; (vi) 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 “B”

Parcel I:

That certain lot or parcel of land with all buildings and improvements thereon located in the Town of Narragansett, County of Washington, State of Rhode Island and more particularly bounded and described as follows:

Beginning at a point, and said point being located 334.50 feet north of the northwesterly most corner of land now or formerly of Hames Associates as measured in and along the easterly line of Boston Neck Road, so called, said point also being located on the easterly line of described parcel; thence running northerly, in and along the easterly line of Boston Neck Road, a distance of 111.50 feet to a point, said point being the northwesterly corner of the herein described parcel; thence turning an interior angle of 79 degrees - 18 minutes – 42 seconds and running easterly bounded northerly by land now or formerly of South County Sand & Gravel Co., Inc. a distance of 206.73 feet to a point; thence turning an interior angle of 100 degrees – 20 minutes -26 seconds and running southerly bounded easterly by land now or formerly of Patrick J. & Catalina Lupo, a distance of 101.30 feet to a point; thence turning an interior angle of 82 degrees - 26 minutes – 15 seconds and running westerly bounded southerly by land now or formerly of South county Sand & Gravel Co., Inc. a distance of 204.48 feet to the point and place of the beginning. Said first and last course intersect to form an interior angle of 97 degrees – 54 minutes – 37 seconds.

Said parcel as described contains 21,592 square feet of land.

Parcel II:

That certain lot or parcel of land with all buildings and improvements thereon located in the Town of Narragansett, County of Washington, State of Rhode Island and more particularly bounded and described as follows:

Beginning at a point, said point being located 446.00 feet north of the northwesterly most corner of land now or formerly Hames Associates as measured in and along the easterly line of Boston Neck Road, so called, said point also being located on the easterly line of Boston Neck Road, so called, said point also being southwesterly corner of the herein described parcel; thence running northerly, in and along the easterly line of Boston Neck Road, a distance of 111.51 feet to a point, said point being the northwesterly corner of the herein, described parcel; thence turning an interior angle of 78 degrees – 20 minutes – 01 seconds and running easterly bounded northerly by land now or formerly of Robert C. & Laura C. Traynor, a distance of 200.31 feet to a point; thence turning an interior angle of 144 degrees – 30 minutes – 38 seconds and running southeasterly bounded northeasterly by land now or formerly of Hubert Paul Jr. & B. Eleanor Bennet, a distance of 11.16 feet to a point; thence turning an interior angle of 136 degrees – 48 minutes – 29 seconds and running southerly bounded easterly by land now or formerly Hubert Paul Jr. & B. Eleanor Bennet and Patrick J. & Catalina M. Lupo, a distance 101.16 feet to a point; thence turning an interior angle of 79 degrees – 39 minutes – 34 seconds and running westerly bounded southerly by land now or formerly South County Sand & Gravel Co., Inc. a distance of 206.73 feet to the point and place of beginning. Said first and last course intersect to form an interior angle of 100 degrees – 41 minutes – 18 seconds.

Said parcel as described contains 22,296 square feet of land.

(Re: \$190,000 Loan – 2nd position)