

UCC-1 Form

FILER INFORMATION

Full name: **KRISTEN CASCELLA**

Email Contact at Filer: **KMC@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: **WEST FERRY PROPERTIES, LLC**

Mailing Address: **125 NARRAGANSETT AVENUE**

City, State Zip Country: **JAMESTOWN, RI 02835 USA**

SECURED PARTY INFORMATION

Org. Name: **COASTWAY COMMUNITY BANK**

Mailing Address: **ONE COASTWAY BOULEVARD**

City, State Zip Country: **WARWICK, RI 02886 USA**

TRANSACTION TYPE: STANDARD

COLLATERAL

SEE ATTACHED PDF.

1. Personal Property-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 JAMESTOWN, RHODE ISLAND, commonly known as 125 NARRAGANSETT AVENUE, as more particularly described in EXHIBIT A 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; (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 B

A certain lot or parcel of land with all the buildings and improvements thereon situated on the southerly side of Narragansett Avenue, in the Town of Jamestown, County of Newport, State of Rhode Island, and shown as Plat 9, Lot 11 on that plan entitled "Administrative Subdivision Plan For Jamestown Four Corners, Inc., Plat 9, Lot 11, 113 & 125 Narragansett Avenue, Jamestown, Rhode Island, Scale: 1" = 30', Dated: Oct. 17, 2016, by Darveau Land Surveying, Inc." and is to be recorded in the Town of Jamestown Registry of Deeds, more particularly bounded and described as follows:-

Beginning at a point on the southerly line of Narragansett Avenue, said point being the most northeasterly corner of land now or formerly of West Ferry Properties, LLC, said point being the most northwesterly corner of the parcel hereby described:-

Thence: Southeasterly, along said Narragansett Avenue, a distance of seventy one and ninety nine one hundredths (71.99) feet to land now or formerly of Linda F. Brown;-

Thence: Southerly, turning an interior angle of 87°-44'-27", along said Brown land, a distance of one hundred nine and thirty one one hundredths (109.31) feet to Plat 9, Lot 813;-

Thence: Southerly, turning an interior angle of 176°-13'-16", along said Plat 9, Lot 813, a distance of one hundred thirty three and ten one hundredths (133.10) feet to the land now or formerly of Newport Health Property Management, Inc.:-

Thence: Southwesterly, turning an interior angle of 155°-33'-13", along said Newport Health Property Management, Inc., land, a distance of sixty one and fifty three one hundredths (61.53) feet to land now or formerly of Roma Enterprises, LLC;-

Thence: Northwesterly, turning an interior angle of 90°-00'-00", along said Roma Enterprises, LLC land, a distance of seven and zero one hundredths (7.00) feet;-

Thence: Northeasterly, turning an interior angle of 90°-00'-00", along said Roma Enterprises, LLC, land, a distance of six and zero one hundredths (6.00) feet;-

Thence: Northwesterly, turning an interior angle of 270°-00'-00", along said Roma Enterprises, LLC, land, a distance of forty three and zero one hundredths (43.00) feet;-

Thence: Southwesterly, turning an interior angle of 270°-00'-00", along said Roma Enterprises, LLC, land, a distance of one hundred two and zero one hundredths (102.00) feet;-

Thence: Southeasterly, turning an interior angle of 270°-00'-00", along said Roma Enterprises, LLC, land, a distance of seventy five and zero one hundredths (75.00) feet to land now or formerly of Arthur H., Jr. & Janice E. Washburn;-

Thence: Southwesterly, turning an interior angle of 59°-53'-20", along said Washburn land, a distance of sixty seven and zero one hundredths (67.00) feet;-

Thence: Southwesterly, turning an interior angle of 210°-06'-40", along said Washburn land, a distance of one hundred five and zero one hundredths (105.00) feet;-

Thence: Southeasterly, turning an interior angle of $270^{\circ}-00'-00''$, along said Washburn land, a distance of twenty five and zero one hundredths (25.00) feet to land now or formerly of Barbara W. Lundy;-

Thence: Southwesterly, turning an interior angle of $90^{\circ}-00'-00''$, along said Lundy land, a distance of one hundred six and eighty two one hundredths (106.82) feet to land now or formerly of West Ferry, LLC;-

Thence: Northwesterly, turning an interior angle of $107^{\circ}-16'-42''$, along said West Ferry, LLC, land, a distance of two hundred nine and zero one hundredths (209.00) feet to land now or formerly of Fred F., III & Samra Pease;-

Thence: Northeasterly, turning an interior angle of $71^{\circ}-29'-41''$, along said Pease land, land now or formerly of Richard B. & Dorothy L. Raynes, land now or formerly of James D. Simmons & Suzanne M. Abois, land now or formerly of Andrew T. McCarthy & Carla M. McCarthy, land now or formerly of Andrew K. MacIntyre & Colleen D. MacIntyre, and said West Ferry Properties, LLC, land, a distance of six hundred seventy and fifty one hundredths (670.50) feet to the point of beginning, said line forming an interior angle of $121^{\circ}-42'-41''$ with the first-mentioned course;-

Containing 102,968 square feet of land.

Subject to a 10-foot wide drainage easement of record.

(Re: \$370,000 Term Loan)