

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: **JAMES F. WILKINSON, LLC**

Mailing Address: **1610 FLAT RIVER ROAD**

City, State Zip Country: **COVENTRY, RI 02816 USA**

SECURED PARTY INFORMATION

Org. Name: **BANK RHODE ISLAND**

Mailing Address: **ONE TURKS HEAD PLACE**

City, State Zip Country: **PROVIDENCE, RI 02903 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 those certain lots or parcels of real estate, located in COVENTRY, RHODE ISLAND, commonly known as 1610 FLAT RIVER ROAD, 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 A

Those two certain tracts or parcels of land with all buildings and improvements thereon, situated on the southwesterly side of Flat River Road, also known as Route 117, in the Town of Coventry and State of Rhode Island, bounded and described as follows:

PARCEL I:

Beginning at a granite bound on the southwesterly side of said Flat River Road, at the northwesterly corner of land now or formerly of Earl B. Harrington;

Thence running southwesterly, bounding southeasterly on said Harrington land three hundred eleven (311) feet to a granite bound at land conveyed by Flat River Development Corporation to Radiant Heat Incorporated by deed dated March 13, 1970 and recorded in the Coventry Land Evidence Records in Book 84 at page 449;

Thence turning an interior angle of $89^{\circ} 28' 26''$ and running northwesterly, bounding southwesterly on said Radiant Heat Incorporated land, three hundred four and $68/100$ (304.68) feet to Parcel II hereinafter described;

Thence turning an interior angle of $76^{\circ} 32' 30''$ and running northeasterly, bounding northwesterly on said Parcel II, three hundred forty-seven and $71/100$ (347.71) feet to a point of curve;

Thence running in a general northeasterly direction along the arc of said curve and bounding generally northwesterly on said Parcel II, thirty-nine and $27/100$ (39.27) feet to the southwesterly side of Flat River Road;

Thence running southeasterly, bounding northeasterly on said Flat River Road, one hundred ninety-six and $14/100$ (196.14) feet to the point and place of beginning, forming an interior angle of $103^{\circ} 59' 14''$ with the first described course.

Meaning an intending to describe the same premises conveyed to Flat River Development Corporation by deed of Central Rhode Island Industrial Corp dated April 8, 1964 and recorded in the Coventry Land Records in Book 65 at Page 384.

PARCEL II

That certain strip of land fifty (50) feet wide, bounded and described as follows:

Beginning at a point in the southwesterly line of said Flat River Road at the northwesterly corner of Parcel I hereinbefore described;

Thence running in a general southwesterly direction, along the arc of a curve and bounding generally southerly on said Parcel I, thirty-nine and $27/100$ (39.27) feet to a point of tangency;

Thence running southwesterly, bounding southeasterly in part on said Parcel I and in part on land conveyed by Flat River Development Corporation to Radiant Heat Incorporated by deed

dated March 13, 1970 and recorded in the Coventry Land Records in Book 84 at Page 449, three hundred ninety-seven and 71/100 (397.71) feet to an angle;

Thence turning an exterior angle of $166^{\circ} 32' 16''$ and running southwesterly, bounding southeasterly on said land of Radiant Heat Incorporated, three hundred forty-one and 51/100 (341.51) feet to land now or formerly of the Penn Central Company;

Thence turning an interior angle of $90^{\circ}25'17''$ and running northwesterly, bounding southwesterly on said Penn Central Company land fifty (50) feet, more or less, to a corner at land conveyed by Flat River Development Corporation to Alfred J. Benson by deed dated December 14, 1970 and recorded in said Coventry Land Records in Book 86 at Page 328;

Thence turning an interior angle of $89^{\circ} 34' 43''$ and running northwesterly, bounding northwesterly on said Benson land, two hundred fourteen and 80/100 (214.80) feet to the northeasterly corner of said Benson land;

Thence continuing in the same course, bounding westerly on land now or formerly of Vaud Realty Corporation one hundred thirty-two and 98/100 (132.98) feet to an angle;

Thence turning an exterior angle of $193^{\circ} 27' 44''$ and running northeasterly, bounding northwesterly in part on said Vaud Realty Corporation land, and in part on land conveyed by Central Rhode Island Industrial Corp to Edna M. W. Arnold et al by Deed dated June 26, 1963 and recorded in said Land Records in Book 64 at Page 118, four hundred twenty-eight and 61/100 (428.61) feet to said Flat River Road;

Thence turning an interior angle of 90° and running southeasterly bounding northeasterly on said Flat River Road seventy-five (75) feet to the point or place of beginning.

1610 Flat River Road, Coventry, RI 02816 - AP 60 AL 13.