

UCC-1 Form

FILER INFORMATION

Full name: **RICHARD F. HENTZ, ESQ.**

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SEND ACKNOWLEDGEMENT TO

Contact name: **MCGUNAGLE HENTZ, PC**

Mailing Address: **2088 BROAD STREET**

City, State Zip Country: **CRANSTON, RI 02905 USA**

DEBTOR INFORMATION

Org. Name: **ASHBERRY MEMORY LANE, LLC**

Mailing Address: **1081 MINERAL SPRING AVENUE**

City, State Zip Country: **NORTH PROVIDENCE, RI 02904 USA**

SECURED PARTY INFORMATION

Org. Name: **FREEDOM NATIONAL BANK**

Mailing Address: **P.O. Box 275**

City, State Zip Country: **GREENVILLE, RI 02828 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: RI SOS

COLLATERAL

I. PREMISES: 1073 AND 1081R MINERAL SPRING AVENUE, NORTH PROVIDENCE, RHODE ISLAND 02904, 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. (CONTINUED ON UCC1AD UCC FINANCING STATEMENT ADDENDUM)

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

Ashberry Memory Lane, LLC

OR
9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR
10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR
11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

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.

13. ☐ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ covers timber to be cut

☐ covers as-extracted collateral

☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

See Exhibit A attached hereto and incorporated herein by reference.

17. MISCELLANEOUS:

EXHIBIT A

Legal Description

PARCEL I:

That certain parcel of land with all buildings and improvements thereon, situated on the northerly side of Mineral Spring Avenue, in the Town of North Providence, County of Providence, State of Rhode Island, is bounding and described as follows:

Beginning at an iron rod set for a corner in the northerly line of Mineral Spring Avenue, said iron rod being located 100 feet westerly from the intersection of the westerly line of Charles Street with the northerly line of Mineral Spring Avenue, and said iron rod also being the southeasterly corner of the herein described parcel thence, turning and running westerly along the northerly line of Mineral Spring Avenue, a distance of 97.00 feet to the point of curvature of a curve having a radius of 1234.45 feet, a delta angle of 00°-59'-27", thence running along the arc of said curve a distance of 21.35 feet to a corner, thence turning and running northerly a distance of 99.32 feet to a point, thence turning an interior angle of 89°-37'-07" and running easterly a distance of 5.20 feet to a corner, thence turning an interior angle of 270°-25'-34" and running northerly a distance of 36.96 feet to a corner, thence turning an interior angle of 267°-42'-06" and running westerly a distance of 2.43 feet to a corner, thence turning an interior angle of 92°-13'-51" and running northerly a distance of 87.53 feet to a corner, thence turning an interior angle of 90°-34'-20" and running easterly a distance of 123.94 feet to a corner, the last (6) six courses bounded by other land of this granter, thence turning an interior angle of 87°-32'-31" and running southerly bounded in part by land of Citizens Savings Bank, in part by land of Margaret Montecalvo, and in part by land of Joseph and Anthony Marciano, in all a distance of 225.00 feet to the corner at the point and place of beginning, the last course making an interior angle of 92°-03'-00" with the first mentioned course.

Together with the right, in common with others, in and to that certain easement more particularly described in that Easement Deed recorded Book 2223 at Page 209 in the North Providence Land Evidence Records.

Property Address:

1073 Mineral Spring Avenue
North Providence, Rhode Island 02904
Assessor's Plat: 2; Lot: 680

PARCEL II:

That certain tract or parcel of land with all the buildings and improvements thereon, situated northerly from Mineral Spring Avenue, in the Town of North Providence, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point in the easterly line of the parcel hereby described, which said point of beginning is the northwesterly corner of land now or formerly of Ashberry Manor, LLC described in the conveyance from this Grantor recorded in the Land Evidence Records of the Town of North Providence in Book 560 at Page 231; thence running S 05°27'21" E bounding northeasterly on last named land a distance of eighty-seven and 53/100 (87.53) feet to a PK Nail at a point for a corner; thence turning and running N 87°06'34" E bounding northerly on last named land a distance of two and 44/100 (2.44) feet to a PK Nail at a point for a corner; thence turning and running S 05°32'35" E bounding northeasterly on last named land a distance of thirty-six and 95/100 (36.95) feet to a point for a corner; thence turning and running S 84 °52'59" W bounding southerly on last named land a distance of five and 20/100 (5.20) feet to a point for a corner, thence turning and running S 05°32'22" E bounding northeasterly on last named land a distance of six and 70/100 (6.70) feet to a point for a corner; thence turning and running S 84°36'26" W bounding southwesterly on other land now or formerly of this Granter a distance of sixty (60) feet to a point for a corner; thence turning and running N 05°23'34" W bounding southwesterly on last named land a distance of one hundred ninety-eight and 49/100 (198.49) feet to a point for a corner; thence turning and running N 84°36'26" E bounding northerly on last named land a distance of ninety-two and 19/100 (92.19) feet to a point for a corner; thence turning and running S 05°27'21" E bounding northeasterly on last named land a distance of sixty-seven and 01/100 (67.01) feet to a point for a corner at land now or formerly of Ashberry Manor, LLC; thence turning and running S 83°45'33" W bounding southeasterly on last named land a distance of fifteen (15) feet to the point and place of beginning.

The above described premises are conveyed together with a non-exclusive easement in common with others, which said easement is the right to pass and repass on foot and with vehicles, over, across and upon the following described premises:

Beginning at the most northeasterly corner of the above described premises; thence running S 05°27'21" E bounding northwesterly on the premises described above a distance of sixty-seven and 01/100 (67.01) feet to a point for a corner in the northerly line of land now or formerly of Ash berry Manor, LLC, which was conveyed by this Granter in Deed Book 560 at Page 231 of the North Providence Land Records; thence turning and running N 83°45'33" E a distance of twenty (20) feet to other land now or formerly of this Granter at a point for a corner; thence turning and running N 59°56'13" E bounding southeasterly on last named land a distance of two hundred fourteen and 04/100 (214.04) feet to Remington Street; thence turning and running S 86°02'28" W bounding northwesterly on said Remington Street a distance of twenty and 01/100 (20.01) feet to a point for a corner; thence turning and running S 89°58'13" W bounding northwesterly on other land now or formerly of this Granter a distance of one hundred forty-seven and 83/100 (147.83) feet to the point and place of beginning.

Together with the non-exclusive easement described in an easement deed recorded in Book 2223 at Page 210.

Property Address:

1081R Mineral Spring Avenue
North Providence, Rhode Island 02904
Assessor's Plat: 2; Lot: 678

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.