

UCC-1 Form

FILER INFORMATION

Full name: **KRISTEN CASCELLA**

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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: **JD REALTY, LLC**

Mailing Address: **380 WARWICK AVENUE**

City, State Zip Country: **WARWICK, RI 02888 USA**

SECURED PARTY INFORMATION

Org. Name: **TD BANK, N.A.**

Mailing Address: **P.O. BOX 1029**

City, State Zip Country: **GREENVILLE, SC 29602 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: \$1,595,000 SBA 7A LOAN

COLLATERAL

SEE ATTACHED EXHIBIT.

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 the City of WARWICK, RHODE ISLAND, commonly known as 386 WARWICK 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 A

PARCEL I: AP 290 LOT 324

That certain parcel of land, with all the buildings and improvements thereon, situated at the southeasterly corner of Sachem Avenue and Warwick Avenue in the City of Warwick in the State of Rhode Island, bounded and described as follows:

Beginning at said southeasterly corner of Sachem and Warwick Avenues, at the northwesterly corner of said premises; thence running easterly bounding northerly on Sachem avenue, two hundred ten (210) feet to land now or lately of Lakewood Realty, Inc.; thence southerly bounding easterly on said Lakewood Realty, Inc. land one hundred three (103) feet; thence westerly bounding southerly on said Lakewood Realty, Inc. land, two hundred four and 78/100 (204.78) feet to Warwick Avenue; thence northerly at an interior angle of $92^{\circ} 54'$, bounding westerly on said Warwick Avenue, one hundred three and 15/100 (103.15) feet to said Sachem Avenue, at the point of beginning.

PARCEL II: AP 290 Lot 381

That certain parcel of land with any buildings and improvements thereon, situated at the southerly side of Sachem Avenue and the westerly side of River Street in the City of Warwick, State of Rhode Island, bounded and described as follows:

Beginning at the intersection of the southerly line of Sachem Avenue with the westerly line of River Street at the northeasterly corner of said premises; thence westerly bounding northerly on said Sachem Avenue, 129.24 feet to land now or formerly of Joanbar Realty Company;

Thence turning an interior angle of 90° and running southerly bounding westerly on said named land 103.00 feet to a point;

Thence turning and interior angle of 90° and running easterly bounding southerly on land now or lately of Lakewood Realty, Inc., 154.24 feet to River Street;

Thence turning and interior angle of $76^{\circ}-21'-30''$ and running northerly bounding easterly on said River Street 105.99 feet to the point and place of beginning. Said last course and said first course form an interior angle of $103^{\circ}-38'-30''$;

Said parcel contains by survey 14,599 square feet.