

UCC-1 Form

FILER INFORMATION

Full name: **JASON R. MARINELLI ESQUIRE**

Email Contact at Filer: **TITLEORDERS@PMLAWPC.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **PARNAGIAN & MARINELLI P.C.**

Mailing Address: **2181A POST ROAD**

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

DEBTOR INFORMATION

Org. Name: **TOWN & COUNTRY PLAZA, LLC**

Mailing Address: **1665 HARTFORD AVENUE**

City, State Zip Country: **JOHNSTON, RI 02919 USA**

SECURED PARTY INFORMATION

Org. Name: **BRISTOL COUNTY SAVINGS BANK**

Mailing Address: **215 ARMISTICE BOULEVARD**

City, State Zip Country: **PAWTUCKET, RI 02861 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: TOWN & COUNTRY

COLLATERAL

SEE ATTACHED RIDER AND EXHIBIT A

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Jason R. Marinelli, Esquire (401) 732-8626
B. E-MAIL CONTACT AT FILER (optional) jrm@pmlawpc.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Jason R. Marinelli, Esquire Parnagian & Marinelli, PC 2181A Post Road Warwick, Rhode Island 02886

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME Town & Country Plaza, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 1665 Hartford Avenue		CITY Johnston	STATE RI	POSTAL CODE 02919
			COUNTRY USA	

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
			COUNTRY	

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Bristol County Savings Bank				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 215 Armistice Boulevard		CITY Pawtucket	STATE RI	POSTAL CODE 02860
			COUNTRY USA	

4. COLLATERAL: This financing statement covers the following collateral:

See Rider attached hereto and incorporated by reference.

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

SECURED PARTY: Bristol County Savings Bank (LENDER)

DEBTOR: Town & Country Plaza, LLC

RIDER TO FINANCING STATEMENT
(State of Rhode Island)

The Financing Statement covers the following types or items of property, whether now owned or hereafter acquired:

- (a) All furniture, fixtures, vehicles, machinery, equipment, tools, accessories, supplies, accounts receivable, and other materials, goods and items of every type, nature or description, and any and all additions, accessions, substitutions thereto or therefor, which may, at any time be installed within or placed in, at, upon or within, or used or useful in the operation, maintenance, repair and occupation of the land and/or buildings and improvements at the premises located at 1665 Hartford Avenue, Johnston, Rhode Island more particularly described in Exhibit "A" hereto (the "Premises") or any portion or unit thereof;
- (b) All leases, tenancies and occupancies, whether written or not, regarding all or any portion of the foregoing, all guaranties and security relating thereto, together with all income and profit arising therefrom or from the Premises or any of the foregoing, and all payments due or to become due thereunder including, without limitation, all rent, additional rent, damages, insurance payments, taxes, insurance proceeds, condemnation awards, or any payments with respect to options contained therein (including any purchase option);
- (c) Any other property of Town & Country Plaza, LLC (the "Debtor") in which the Secured Party may in the future be granted an interest;
- (d) Any and all licenses and permits presently or hereafter owned by the Debtor with respect to the Premises;
- (e) All funds held by the Debtor as tax or insurance escrow payments with respect to the Premises;

- (f) All proceeds received from the sale, exchange, collection or other disposition of any property located in the Premises or any of the foregoing, including, without limitation, equipment, inventory, goods, documents, securities, accounts, chattel paper and general intangibles; all insurance proceeds relating to all or any portion of the foregoing; and all awards, damages, proceeds or refunds from any state, local, federal or other takings of, and all municipal tax abatements relating to, all or any portion of the foregoing; and
- (g) All rights, remedies and privileges pertaining to any of the foregoing.

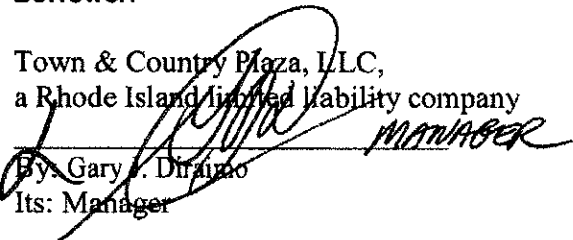
Entered into as a sealed instrument as of the 10th day of May, 2018.

Witness:

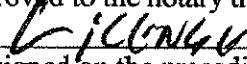


Borrower:

Town & Country Plaza, LLC,
a Rhode Island limited liability company

By: 
Its: Manager

STATE OF RHODE ISLAND
COUNTY OF KENT

On this 10th day of May, 2018, before me, the undersigned notary public, personally appeared Gary J. Diraimo as Manager of Town & Country, LLC personally known to the notary or proved to the notary through satisfactory evidence of identification, which was  (form of identification), to be the person whose names are signed on the preceding or attached document, and acknowledged to the notary that he signed it voluntarily for its stated purpose.


NOTARY PUBLIC

Print Name:

My Commission expires:

JASON R. MARINELLI
Notary Public, State of Rhode Island
My Commission Expires Oct. 25, 2021

Exhibit A

That certain tract or parcel of land, with any buildings or improvements thereon, situated on the northerly side of Hartford Avenue in the Town of Johnston, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point on the northerly line of Hartford Avenue in the Town of Johnston, State of Rhode Island, said point being one hundred forty -one (141) feet westerly of a State of Rhode Island highway bound at Station 10846.52 on Plat No. 305; thence continuing westerly along the northerly line of Hartford Avenue, a distance of three hundred (300) feet, more or less; thence turning an interior angle of 90 degrees and running northeasterly bounded northwesterly by land now or lately of AGWAY, INC., a distance of Four Hundred Nineteen and Seventeen One - Hundredths (419.17) feet more or less, to land now or lately of the Town of Johnston, then turning an interior angle of 135 degrees 58' and running northeasterly, bounding northerly by said Town of Johnston land a distance of sixty-one and seventy-two one hundredths (61.72) feet, more or less, to a corner; thence turning and running southerly bounded easterly by land now or lately of Frank A. Iudiciani, et ux, a distance of two hundred fifty (250) feet; thence running southwesterly, bounded southeasterly by land now or lately of Antonio Parrillo, et ux, a distance of two hundred eighty-five (285) feet, more or less, to a point on the northerly line of said Hartford Avenue and the point and place of beginning.

Excepting therefrom any portion of land taken by Condemnation Plat # 2633; Condemnation Notice recorded in Book 1622 at page 227 and Condemnation Notice recorded in Book 1953 at page 207.