

# UCC-1 Form

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## FILER INFORMATION

*Full name:* **NICHOLAS M. AMBELIOTIS, ESQ.**

*Email Contact at Filer:* **PATRICK@AVDALAW.COM**

## SEND ACKNOWLEDGEMENT TO

*Contact name:* **ANKELES, VONTZALIDES, AMBELIOTIS & DELANEY, LLP**

*Mailing Address:* **246 ANDOVER STREET**

*City, State Zip Country:* **PEABODY, MA 01960 USA**

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## DEBTOR INFORMATION

*Org. Name:* **CAR PARTS INTERNATIONAL, INC.**

*Mailing Address:* **1119 POST ROAD**

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

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## SECURED PARTY INFORMATION

*Org. Name:* **NORTH SHORE BANK**

*Mailing Address:* **248 ANDOVER STREET**

*City, State Zip Country:* **PEABODY, MA 01960 USA**

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## TRANSACTION TYPE: STANDARD

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## COLLATERAL

SEE ATTACHED "EXHIBIT A"

**Debtor: Car Parts International, Inc.**

**Subject Property: 1123 Post Road a/k/a 1119 Post Road, Warwick, RI 02886**

**EXHIBIT "A"**

1. All property used for the generation and distribution of air, water, heat, electricity, light, fuel, or refrigeration, or for ventilating or air conditioning purposes, or for pest control, or the removal of dust, refuse or garbage, and including all elevators, furnaces, ranges, heaters, plumbing goods, gas and electric fixtures, screens, screen doors, drapery rods and brackets, mantels, shades, storm doors and windows, awnings, floor coverings, incinerators, carpeting, oil burners and tanks or other equipment, gas or electric refrigerators and refrigerating systems, ventilating and air conditioning apparatus and equipment, door bell and alarm systems, sprinkler and fire extinguishing systems, portable or sectional building, and all other fixtures of whatever kind or nature owned by the Debtor, now or in the future contained in or on the premises known as and 1123 Post Road a/k/a 1119 Post Road, Warwick, RI 02886, being more particularly described in a Mortgage, Security Agreement and Assignment of even date given by Debtor to Secured Party (herein, the "Mortgaged Premises"), and any and all similar fixtures hereinafter installed in the Mortgaged Premises in any manner which renders such articles usable in connection therewith.
2. All machinery, components, equipment, material, furniture, furnishing, inventory, building supplies, and appliances, owned by the Debtor, used or useful in the construction, operation, maintenance, or occupation of the Mortgaged Premises or any portion or unit thereof.
3. All leases, contracts, or agreements entered into, for the lease, rental, hire or use by the Debtor of any property of the same nature as the foregoing paragraphs 1 and 2 in connection with the construction, operation, maintenance or occupation of the Mortgaged Premises.
4. All leases, tenancies, and occupancies, whether written or not, regarding all or any portion of the foregoing (1 through 3) (hereinafter, the "Leases") together with all income and profit arising therefrom or from any of the foregoing paragraphs 1 through 3, and all payments due or to become due thereunder (hereinafter, the "Rental Payments"), including, without limitation, all rent, additional rent, damages, insurance payments, taxes, insurance proceeds, condemnation awards, or any payments (including the purchase price) with respect to options contained therein.
5. All contracts and agreements (together with the leases, contracts, and agreements referred to above, hereinafter, the "Contracts"); licenses, permits and approvals (hereinafter, the "licenses"); and warranties and representations relative to the use, operation, management, construction, repair or service of any of the foregoing paragraphs 1 through 4.

6. Any other property of the Debtor in which the Secured Party may in the future be granted an interest.
7. All funds held by the secured Party as tax or insurance escrow payments.
8. All proceeds received from the sale, exchange, collection or other disposition of any of the foregoing collateral referred to in paragraphs 1 through 7; all insurance proceeds relating to all or any portion of the foregoing collateral referred to in paragraphs 1 through 7; 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 collateral referred to in paragraphs 1 through 7.
9. All rights, remedies, representations, warranties, and privileges pertaining to any of the foregoing collateral referred to in Subparagraphs 1 through 8.

DEBTOR:

**Car Parts International, Inc.**

By:

  
Kianoosh Yazdanseta, President

SECURED PARTY:

**NORTH SHORE BANK**

By:

  
Jerome J. Salerno, Senior Vice President