

UCC-1 Form

FILER INFORMATION

Full name:

Email Contact at Filer: SUE@JDEANGELISLAW.COM

SEND ACKNOWLEDGEMENT TO

Contact name: LINCOLN THOMAS DEVELOPMENT, LLC

Mailing Address: 101 OCEAN ROAD

City, State Zip Country: NARRAGANSETT, RI 02882 USA

DEBTOR INFORMATION

Last Name (i.e. Family Name or Surname): DAROSA *First Name:* MATTHEW *Middle Name:* R *Suffix:* JR

Mailing Address: 160 STEDMAN AVENUE

City, State Zip Country: PAWTUCKET, RI 02860 USA

SECURED PARTY INFORMATION

Org. Name: LINCOLN THOMAS DEVELOPMENT, LLC

Mailing Address: 101 OCEAN ROAD

City, State Zip Country: NARRAGANSETT, RI 02882 USA

TRANSACTION TYPE: PUBLIC FINANCE

COLLATERAL

SEE ATTACHED

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

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

OR

1b. INDIVIDUAL'S SURNAME

DaRosa

FIRST PERSONAL NAME

Matthew

ADDITIONAL NAME(S)/INITIAL(S)

R

SUFFIX

Jr

1c. MAILING ADDRESS

160 Stedman Avenue

CITY

Pawtucket

STATE

RI

POSTAL CODE

02860

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

Lincoln Thomas Development, LLC

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

3c. MAILING ADDRESS

101 Ocean Road

CITY

Narragansett

STATE

RI

POSTAL CODE

02882

COUNTRY

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

**All assets of the debtor located on or related to the property at 265 Wilson Avenue, East Providence, RI
See Exhibit A attached hereto and made a part hereof**

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/Licenser

8. OPTIONAL FILER REFERENCE DATA:

Exhibit "A" TO UCC-1 FINANCING STATEMENT

Debtor:

Matthew R. DaRosa, Jr.
1445 Broad Street
Providence, RI 02905

Secured Party:

Lincoln Thomas Development, LLC
101 Ocean Road
Narragansett, RI 02882

1. THE COLLATERAL. The following items constitute the Collateral given to secure the Obligations hereunder and shall be included within the word "Collateral" as used herein.

2 1.1 LAND. The land on 265 WILSON AVENUE, EAST PROVIDENCE, RI 02916, described in Schedule "B" attached hereto and forming a part hereof, together with all rights, easements and other appurtenances thereto (all of which, together with all other items of Collateral to the extent that context permits, are hereinafter referred to as the "Premises").

1.2 STRUCTURES, FIXTURES AND IMPROVEMENTS. Insofar as the same are or can, by agreement of the parties, be made a part of the realty, all buildings, structures and improvements, fixtures, equipment and appliances, personal property, goods, supplies and materials owned by the Mortgagor now or hereafter erected or placed on or affixed to the Premises or used or intended to be used in connection therewith or paid for from the proceeds of the loan secured hereby, including without limitation all elevators and elevator machinery, apparatus and equipment, all machinery, apparatus and equipment for the production and distribution of heated and cooled air, including oil and gas burners, furnaces and boilers, heat pumps, solar heating apparatus, air conditioning units, heating and air conditioning controls, fuel storage tanks, bins and other fuel facilities, all kitchen, bathroom and plumbing fixtures, machinery, equipment, apparatus and facilities, ovens, stoves, refrigerators, dishwashers, washing machines and driers, all sprinklers and fire extinguishing systems, doorbell and alarm systems, all electric power generating systems, transformers and electrical distribution systems, equipment and facilities, ventilation and blower systems, garbage and trash receptacles, compactors and incinerators, all window shades, blinds, screens and screen doors, storm and other detachable windows and doors, awnings, cases, counters, closets, partitions, carpets and other floor coverings, signs, directories and other advertising or informational equipment, steel, bricks, lumber and masonry materials, paving materials, fences and fencing materials, insulation and sound-deadening materials, trees, shrubs and other landscaping items and improvements.

1.3 ITEMS NOT PART OF REALTY. All other assets of the Mortgagor including, without limitation, all personal property belonging to Mortgagor, including without limitation any of the items referred to in Paragraph 1.2, which are not and cannot, by agreement of the parties, be made a part of the realty.

1.4 PERMITS AND LICENSES, CONTRACTS. All contracts, agreements, permits, licenses and approvals entered into or obtained by or on behalf of the Mortgagor or Mortgagor's predecessors relating to the constructions, reconstruction, development and use of the Collateral, now existing or hereafter obtained or entered into, including without limitation construction contracts and bonds, architectural, engineering and consulting contracts, contracts for materials and fixtures, building permits, variances, special permits and curb cuts, occupancy permits, health permits, liquor, victualer's and hotel permits and licenses, agreements and letters of assurance from utilities and Mortgagor's rights in all plans, drawings and specifications relating to or prepared in connection with the Premises.

1.5 LEASES, USE AGREEMENTS AND FRANCHISES. All of Mortgagor's right, title and interest as lessor or lessee, franchisor or franchisee or in any other capacity under any and all leases, licenses, use agreements, franchise agreements and any other agreements or arrangements for the use and enjoyment of property, real, personal or mixed, tangible or intangible, now existing or hereafter arising relating to the Premises, together with all rights, remedies, benefits and advantages to be derived therefrom, all rents, income and profits accruing to Mortgagor thereunder, including without limitation under or with respect to all deposits, guarantees and other security held or given by Mortgagor in connection therewith and under all renewals thereof and all right and power of Mortgagor to alter or amend, extend or renew, surrender, terminate, cancel or waive the same (individually and collectively the "Leases").

1.6 CONDEMNATION AND INSURANCE PROCEEDS. The Mortgagor shall advise the Mortgagee of each claim made by the Mortgagor under any policy of insurance or any proposed taking by any State, Federal, or Local Authority, which covers all or any portion of the Collateral and, at the Mortgagee's option in each insurance, and will permit the Mortgagee, to the exclusion of the Mortgagor, to conduct the adjustment of each such claim. The Mortgagor hereby appoints the Mortgagee as the Mortgagor's attorney in fact to obtain, adjust, or settle an insurance claim or taking or cancel any insurance described in this section and to endorse in favor of the Mortgagee any and all drafts and other instruments with respect to such insurance or taking. The within appointment, being coupled with an interest, is irrevocable until this Agreement is terminated by a written instrument executed by a duly authorized officer of the Mortgagee. The Mortgagee shall not be liable for any loss sustained on account of any exercise pursuant to said power unless such loss is caused by the willful misconduct and actual bad faith of the Mortgagee. The Mortgagee may, at its option, make any proceeds available to the Mortgagor to repair or reconstruct the Collateral (subject to such disbursement procedures as the Mortgagee may establish) or apply any proceeds of such insurance or such condemnation proceedings against the Liabilities, whether or not such have matured, in accordance with the terms hereof.

EXHIBIT "B"

That certain lot or parcel of land together with all the buildings and improvements thereon, situated on the northwesterly side of Wilson Avenue, in the Town of East Providence, County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at a point in the northwesterly line of Wilson Avenue fifty and 17/100 (50.17) feet northeasterly from a granite bound at an angle in said Wilson Avenue, which granite bound is forty-three and 80/100 (43.80) feet northeasterly from the northerly corner of Wilson Avenue and Hammond Street; thence northwesterly at an interior angle of $67^{\circ} 03' 30''$ with the northwesterly line of Wilson Avenue, bounding southwesterly on land now or formerly of Henry H. Gardner et al ninety and 44/100 (90.44) feet, more or less, to land now or formerly of Robert F. Moyer et al; thence northeasterly at an interior angle of 90° with the last described line, bounding northwesterly in part on said Moyer land and in part on land now or formerly of Henry J. Bode et al, sixty-two (62) feet, more or less, to land now or formerly of Edward B. Hebden; thence southeasterly at an interior angle 90° with the last described line bounding northeasterly on said Hebden land, sixty-four and 20/100 (64.20) feet, more or less, to Wilson Avenue; thence southwesterly at an interior angle of $112^{\circ} 56' 30''$ with the last described line, bounding southeasterly on said Wilson Avenue, sixty-seven and 32/100 (67.32) feet, more or less, to the point or place of beginning, and containing by estimation 4793.84 square feet of land.

Said parcel compromises all of lot numbered 16 (sixteen) and a portion of lot 17 (seventeen) on that plat entitled: "The Rumford Chemical Works Plat Number 10-A. East providence, R.I., By Frank E. Waterman Co., July 1918" which plat is recorded in the office of the Town Clerk in said Town of East Providence in Plat Book 13 at page 13, and (copy) on Plat Card 168.

PROPERTY ADDRESS:
(FOR REFERENCE PURPOSES ONLY)
265 Wilson Avenue
East Providence, RI
Map 403 Block 11 Lot 7