

# UCC-1 Form

## FILER INFORMATION

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## SEND ACKNOWLEDGEMENT TO

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## DEBTOR INFORMATION

Org. Name: **C&C CORE, LLC**

Mailing Address: **1306 MENDON ROAD**

City, State Zip Country: **WOONSOCKET, RI 02895 USA**

## SECURED PARTY INFORMATION

Org. Name: **NAVIGANT CREDIT UNION**

Mailing Address: **1005 DOUGLAS PIKE**

City, State Zip Country: **SMITHFIELD, RI 02917 USA**

## TRANSACTION TYPE: STANDARD

## CUSTOMER REFERENCE: 2020-1207

## COLLATERAL

ALL PERSONAL PROPERTY AND FIXTURES OF DEBTOR NOW OWNED OR HEREAFTER ACQUIRED OR IN WHICH DEBTOR MAY NOW HAVE OR IN WHICH DEBTOR MAY NOW HAVE OR HEREAFTER ACQUIRE AN INTEREST, LOCATED ON OR AFFIXED TO THE REAL PROPERTY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. EXHIBIT A TO UCC 1 FINANCING STATEMENT DEBTOR: C&C CORE, LLC 1306 MENDON ROAD WOONSOCKET, RI 02895 SECURED PARTY: NAVIGANT CREDIT UNION 1005 DOUGLAS PIKE SMITHFIELD, RI 02917 THE FOLLOWING TERMS SHALL HAVE THE FOLLOWING MEANINGS: FIXTURES, MACHINERY AND EQUIPMENT: ALL FIXTURES OF EVERY KIND AND NATURE WHATSOEVER, NOW OR HEREAFTER LOCATED IN, UPON OR ABOUT THE REAL ESTATE LOCATED AT 300 SECOND AVENUE, WOONSOCKET, RHODE ISLAND, AS MORE PARTICULARLY DESCRIBED ON EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (THE "PREMISES"), OR ANY PART THEREOF, AND USED OR USABLE IN CONNECTION WITH ANY PRESENT OR FUTURE OCCUPANCY OR OPERATION OF THE PREMISES, AND ALL RENEWALS AND REPLACEMENTS THEREOF AND ADDITIONS, SUBSTITUTIONS AND ACCESSIONS THERETO (THE "FIXTURES"). THE FIXTURES SHALL BE DEEMED TO INCLUDE, BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL HEATING, LIGHTING, LAUNDRY, INCINERATION AND POWER EQUIPMENT, ENGINES, PIPES, PUMPS, TANKS, MOTORS, DYNAMOS, BOILERS, FUEL, CONDUITS, SWITCHBOARDS, PLUMBING, LIFTING, REFRIGERATING, VENTILATING, AND COMMUNICATIONS APPARATUS, SPRINKLER SYSTEM AND OTHER FIRE PREVENTION AND FIRE EXTINGUISHING APPARATUS, AIR COOLING AND AIR CONDITIONING APPARATUS, ELEVATORS, ESCALATORS, SHADES, BLINDS, AWNINGS, SCREENS, STORM DOORS, AND WINDOWS, STOVES, REFRIGERATORS, REFRIGERATING PLANT, ATTACHED CABINETS, PARTITIONS, DUCTS AND COMPRESSORS, GAS AND ELECTRIC FIXTURES, RANGES, STOVES, DISPOSALS AND RUGS. ALL MACHINERY AND EQUIPMENT OF EVERY KIND AND NATURE WHATSOEVER, NOW OR HEREAFTER LOCATED IN OR UPON THE PREMISES, OR ANY PART THEREOF, AND ALL RENEWALS AND REPLACEMENTS THEREOF AND ADDITIONS, SUBSTITUTIONS AND ACCESSIONS THERETO (THE "MACHINERY AND EQUIPMENT"). THE MACHINERY AND EQUIPMENT SHALL BE DEEMED TO INCLUDE, WITHOUT LIMITATION OF THE GENERALITY OF THE FOREGOING, ALL RIGHT, TITLE AND INTEREST OF DEBTOR IN AND TO ALL MACHINERY, EQUIPMENT, FURNISHINGS, FURNITURE, CARPETS, APPLIANCES, CABINETS AND IMPROVEMENTS, NOW OR ANY TIME HEREAFTER ATTACHED TO, PLACED UPON, OR USED IN ANY WAY IN CONNECTION WITH THE USE, ENJOYMENT, OPERATION, MAINTENANCE AND OCCUPANCY OF THE PREMISES. ALL CASH AND NON CASH PROCEEDS OF ANY OF THE FOREGOING FIXTURES AND/OR MACHINERY AND EQUIPMENT, INCLUDING INSURANCE PROCEEDS, CLAIMS AND SETTLEMENTS; AND ALL PROCEEDS AND PRODUCTS OF ANY FIXTURES AND/OR MACHINERY AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO ANY DEPOSITS OR PAYMENTS NOW OR HEREAFTER MADE BY DEBTOR ON ANY OF THE FOREGOING TO BE ACQUIRED BY DEBTOR. PREMIUMS: ALL UNEARNED PREMIUMS, ACCRUED, ACCRUING OR TO ACCRUE UNDER INSURANCE POLICIES NOW OR HEREAFTER OBTAINED BY DEBTOR AND ALL PROCEEDS OF THE CONVERSION, VOLUNTARY OR INVOLUNTARY, OF THE PREMISES, THE FIXTURES, THE MACHINERY AND EQUIPMENT, THE IMPROVEMENTS, THE MORTGAGED PROPERTY (AS DEFINED IN THE MORTGAGE, SECURITY AGREEMENT AND COLLATERAL ASSIGNMENT OF RENTALS AND LEASES DATED OF EVEN DATE HERewith GRANTED BY DEBTOR TO SECURED PARTY), AND/OR ANY OTHER PROPERTY OR RIGHTS DESCRIBED HEREIN, OR ANY PART THEREOF, INTO CASH OR LIQUIDATED CLAIMS. AWARDS: ALL AWARDS OR PAYMENTS, INCLUDING INTEREST

THEREON, AND THE RIGHT TO RECEIVE THE SAME, WHICH MAY BE MADE WITH RESPECT TO EMINENT DOMAIN, THE ALTERATION OF THE GRADE OF ANY STREET, OR ANY OTHER INJURY TO OR DECREASE IN THE VALUE OF THE PREMISES, THE FIXTURES, THE MACHINERY AND EQUIPMENT, SAID MORTGAGED PROPERTY, THE IMPROVEMENTS AND/OR ANY OTHER PROPERTY OR RIGHTS DESCRIBED HEREIN. LEASES: ALL EXISTING AND FUTURE TENANCIES, SUBTENANCIES, LEASES AND SUBLEASES OF, AND AGREEMENTS NOW OR HEREAFTER AFFECTING OR HAVING REFERENCE TO, THE WHOLE OR ANY PART OF THE PREMISES AND TO WHICH DEBTOR IS A PARTY, AND ANY RENEWALS OR EXTENSIONS THEREOF OR LEASES OR SUBLEASES IN SUBSTITUTION THEREFOR. RENTALS AND OTHER PAYMENTS: ALL RENTS, ISSUES AND PROFITS FROM THE PREMISES AND ALL OTHER SUMS NOW OR HEREAFTER PAID OR PAYABLE TO DEBTOR BY TENANTS NOW OR HEREAFTER OCCUPYING THE PREMISES OR ANY PORTION THEREOF, UNDER OR BY REASON OF ALL EXISTING AND FUTURE TENANCIES AND LEASES AND SUBLEASES OF THE WHOLE OR ANY PART OF THE PREMISES, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING LANGUAGE, ANY AND ALL SUMS PAID OR PAYABLE TO DEBTOR BY REASON OF THE EXERCISE BY ANY TENANT, OF ANY OPTION, PREEMPTIVE RIGHT OR RIGHT OF FIRST REFUSAL TO PURCHASE OR LEASE THE WHOLE OR ANY PORTION OF THE PREMISES, PROCEEDS OF RENT INSURANCE AND BUSINESS INTERRUPTION INSURANCE, SO CALLED, PROCEEDS OF ANY INSURANCE OR GUARANTY OF ANY LEASE OR SUBLEASE OF THE WHOLE OR ANY PORTION OF THE PREMISES OR OF THE OBLIGATIONS OF ANY TENANT UNDER SUCH LEASE, AWARDS OF DAMAGE OR OTHER SUMS PAID OR PAYABLE TO DEBTOR BY REASON OF THE TAKING OF ALL OR ANY PORTION OF THE PREMISES BY CONDEMNATION OR OTHER SIMILAR PROCEEDINGS, ALL SUMS PAID OR PAYABLE TO DEBTOR IN ADDITION TO RENTAL FOR SUCH ITEMS AS TAXES, UTILITIES AND WATER CHARGES, ALL SUMS PAID OR PAYABLE FOR USE AND OCCUPANCY OF THE PREMISES OR ANY PORTION THEREOF, AND ALL SUMS PAID PURSUANT TO SETTLEMENT WITH OR JUDGMENT AGAINST ANY TENANT RELATING TO ANY ALLEGED BREACH OF ANY LEASE, SUBLEASE OR AGREEMENT. EXHIBIT B LEGAL DESCRIPTION THAT CERTAIN LOT OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED AT THE NORTHWESTERLY CORNER OF FAIRMOUNT STREET AND SECOND AVENUE, IN THE CITY OF WOONSOCKET, COUNTY OF PROVIDENCE AND STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID FAIRMOUNT STREET AND THE WESTERLY LINE OF SAID SECOND AVENUE, AT THE SOUTHEASTERLY COMER OF THE PREMISES HEREBY DESCRIBED; THENCE WESTERLY, BOUNDING SOUTHERLY ON SAID FAIRMOUNT STREET, ONE HUNDRED TEN (110) FEET TO LAND NOW OR FORMERLY OF GERARD W. AND LORRAINE R BOUCHER; THENCE NORTHERLY AT RIGHT ANGLES TO SAID NORTHERLY LINE OF FAIRMOUNT STREET, BOUNDING WESTERLY ON SAID BOUCHER LAND, FIFTY (50) FEET TO OTHER LAND NOW OR FORMERLY OF ALDOR J. AND HENRIETTE C. CROTEAU; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, BOUNDING NORTHERLY ON SAID CROTEAU LAND, ONE HUNDRED TEN (110) FEET TO SAID SECOND AVENUE; THENCE SOUTHERLY, BOUNDING EASTERLY ON SAID SECOND AVENUE, FIFTY (50) FEET TO THE POINT OF BEGINNING.