

UCC-1 Form

FILER INFORMATION

Full name: **JAMES A. IACOI, ESQ.**

Email Contact at Filer: **LINDA@IACOI-LAW.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **IACOI LAW**

Mailing Address: **171 BROADWAY**

City, State Zip Country: **PROVIDENCE, RI 02903 USA**

DEBTOR INFORMATION

Org. Name: **STEEPLE VIEW RENTAL PROPERTIES, LLC**

Mailing Address: **301 OCEAN ROAD**

City, State Zip Country: **NARRAGANSETT, RI 02882 USA**

SECURED PARTY INFORMATION

Org. Name: **BANKNEWPORT**

Mailing Address: **184 JOHN CLARKE ROAD**

City, State Zip Country: **MIDDLETOWN, RI 02842 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 2020-1155

COLLATERAL

EXHIBIT A TO UCC 1 FINANCING STATEMENT DEBTOR: STEEPLE VIEW RENTAL PROPERTIES, LLC 301 OCEAN ROAD NARRAGANSETT, RI 02882 SECURED PARTY: BANKNEWPORT 184 JOHN CLARKE ROAD MIDDLETOWN, RHODE ISLAND 02842 THE FOLLOWING TERMS SHALL HAVE THE FOLLOWING MEANINGS: ACCOUNTS: ACCOUNTS MEANS ALL ACCOUNTS, CONTRACTS, CONTRACT RIGHTS, INSTRUMENTS, DOCUMENTS, ACCOUNTS RECEIVABLE, CHATTEL PAPER AND GENERAL INTANGIBLES, AND ALL OTHER ITEMS NOT SPECIFICALLY SET FORTH HEREIN BUT WHICH CONSTITUTE "ACCOUNTS" UNDER THE UNIFORM COMMERCIAL CODE OF THE STATE OF RHODE ISLAND (THE "UCC"), AND ANY OTHER OBLIGATIONS OWED TO DEBTOR FROM WHATEVER SOURCE WHETHER NOW OWNED BY DEBTOR OR HEREAFTER ARISING; ALL CASH OR NON CASH PROCEEDS RECEIVED BY DEBTOR FROM THE DISPOSITION OR COLLECTION THEREOF; ALL OF THE RIGHTS OF DEBTOR IN GUARANTIES AND INSURANCE THEREOF AND IN ALL RETURNED OR REPOSSESSED GOODS, SERVICES OR OTHER PROPERTY SECURING ANY OF THE FOREGOING AND INSURANCE POLICIES AND PROCEEDS RELATING THERETO; ALL OF THE RIGHTS OF DEBTOR AS AN UNPAID SELLER OF GOODS OR SERVICES, INCLUDING, WITHOUT LIMITATION, THE RIGHTS OF STOPPAGE IN TRANSIT, REPLEVIN, RECLAMATION AND RESALE, AND ALL OF THE FOREGOING, WHETHER NOW EXISTING OR HEREAFTER CREATED OR ACQUIRED. ACCOUNTS WHEN REFERRED TO HEREIN INDIVIDUALLY ARE SOMETIMES CALLED AN "ACCOUNT". COLLATERAL: COLLATERAL MEANS ALL ACCOUNTS, INVENTORY, EQUIPMENT, TRADEMARKS AND TRADE NAMES, GENERAL INTANGIBLES, DEPOSIT ACCOUNTS, INVESTMENT PROPERTY, INSTRUMENTS, LETTER-OF-CREDIT RIGHTS, CHATTEL PAPER, DOCUMENTS, COMMERCIAL TORT CLAIMS, GOODWILL, INSURANCE POLICIES, INSURANCE PROCEEDS, INSURANCE CLAIMS, AND ALL LEDGER SHEETS, FILES, RECORDS, DOCUMENTS AND INSTRUMENTS (INCLUDING, WITHOUT LIMITATION, COMPUTER PROGRAMS, TAPES AND RELATED ELECTRONIC DATA PROCESSING SOFTWARE) EVIDENCING AN INTEREST THEREIN OR RELATING THERETO, NOW OWNED OR HEREAFTER ACQUIRED BY DEBTOR. EQUIPMENT: EQUIPMENT MEANS ALL TOOLS, MACHINERY, EQUIPMENT, FURNITURE, FURNISHINGS, FIXTURES, CARPETS, AIR CONDITIONING EQUIPMENT, AND ALL OTHER TANGIBLE PERSONAL PROPERTY WHATSOEVER (INCLUDING AUTOMOTIVE EQUIPMENT), NOW OWNED OR HEREAFTER ACQUIRED BY DEBTOR, TOGETHER WITH ALL ACCESSIONS THERETO AND ALL SUBSTITUTIONS AND REPLACEMENTS THEREOF AND PARTS THEREFOR, AND ALL OTHER ITEMS NOT SPECIFICALLY SET FORTH HEREIN BUT WHICH CONSTITUTE "EQUIPMENT" UNDER THE UCC; AND ALL CASH AND NON CASH PROCEEDS OF THE FOREGOING, INCLUDING INSURANCE PROCEEDS. GENERAL INTANGIBLES: GENERAL INTANGIBLES MEANS ALL PATENT AND PATENT APPLICATIONS, AND ALL REGISTRATIONS AND APPLICATIONS FOR REGISTRATIONS OF INDIVIDUAL DESIGNS, COPYRIGHTS, MASK WORKS, TRADE DRESS, DOMAIN NAMES, TRADEMARKS, TRADE NAMES, COMMERCIAL NAMES, SERVICE MARKS, CERTIFICATION MARKS AND MARKS (AS DEFINED IN THE UNITED STATES LANHAM ACT, 15 U.S.C.S. § 1051 ET SEQ.) OWNED BY DEBTOR OR IN WHICH DEBTOR HAS ANY INTEREST (COLLECTIVELY, "TRADEMARKS AND TRADE NAMES") AND ALL OTHER ITEMS NOT SPECIFICALLY SET FORTH HEREIN BUT WHICH CONSTITUTE "GENERAL INTANGIBLES" UNDER THE UCC, NOW OWNED OR HEREAFTER ACQUIRED BY DEBTOR; AND ALL CASH AND NON-CASH PROCEEDS OF THE FOREGOING. INVENTORY: INVENTORY MEANS ALL GOODS, MERCHANDISE AND OTHER PERSONAL PROPERTY NOW OWNED OR HEREAFTER ACQUIRED BY DEBTOR AND HELD FOR SALE OR LEASE, OR FURNISHED OR TO BE FURNISHED UNDER ANY CONTRACT OF SERVICE, INCLUDING, WITHOUT LIMITATION, RAW

MATERIALS, WORK-IN-PROCESS, SUPPLIES OR MATERIALS USED OR CONSUMED IN DEBTOR'S BUSINESS, AND ALL PRODUCTS THEREOF, AND ALL SUBSTITUTIONS, REPLACEMENTS, ADDITIONS OR ACCESSIONS THEREFOR AND THERETO, AND ALL OTHER ITEMS NOT SPECIFICALLY SET FORTH HEREIN BUT WHICH CONSTITUTE "INVENTORY" UNDER THE UCC; AND ALL CASH OR NON-CASH PROCEEDS OF ALL OF THE FOREGOING, INCLUDING INSURANCE PROCEEDS. **CHATTEL PAPER:** CHATTEL PAPER MEANS A RECORD OR RECORDS THAT EVIDENCE BOTH A MONETARY OBLIGATION AND A SECURITY INTEREST IN SPECIFIC GOODS, A SECURITY INTEREST IN SPECIFIC GOODS AND SOFTWARE USED IN THE GOODS, A SECURITY INTEREST IN SPECIFIC GOODS AND LICENSE OF SOFTWARE USED IN THE GOODS, A LEASE OF SPECIFIC GOODS, OR A LEASE OF SPECIFIC GOODS AND LICENSE OF SOFTWARE USED IN THE GOODS, AND ALL OTHER ITEMS NOT SPECIFICALLY SET FORTH HEREIN BUT WHICH CONSTITUTE "CHATTEL PAPER" UNDER THE UCC; AND ALL CASH AND NON-CASH PROCEEDS OF THE FOREGOING, INCLUDING INSURANCE PROCEEDS. IN THIS PARAGRAPH, "MONETARY OBLIGATION" MEANS A MONETARY OBLIGATION SECURED BY THE GOODS OR OWED UNDER A LEASE OF THE GOODS AND INCLUDES A MONETARY OBLIGATION WITH RESPECT TO SOFTWARE USED IN THE GOODS. IF A TRANSACTION IS EVIDENCED BY RECORDS THAT INCLUDE AN INSTRUMENT OR SERIES OF INSTRUMENTS, THE GROUP OF RECORDS TAKEN TOGETHER CONSTITUTES "CHATTEL PAPER". **COMMERCIAL TORT CLAIMS:** COMMERCIAL TORT CLAIMS MEANS A CLAIM ARISING IN TORT WITH RESPECT TO WHICH (A) THE CLAIMANT IS AN ORGANIZATION, OR (B) THE CLAIMANT IS AN INDIVIDUAL AND THE CLAIM (I) AROSE IN THE COURSE OF THE CLAIMANTS BUSINESS OR PROFESSION AND (II) DOES NOT INCLUDE DAMAGES ARISING OUT OF PERSONAL INJURY TO OR THE DEAL OF AN INDIVIDUAL, AND ALL OTHER ITEMS NOT SPECIFICALLY SET FORTH HEREIN BUT WHICH CONSTITUTE "COMMERCIAL TORT CLAIMS" UNDER THE UCC, AND ALL CASH AND NON-CASH PROCEEDS OF THE FOREGOING, INCLUDING INSURANCE PROCEEDS. **DEPOSIT ACCOUNTS:** DEPOSIT ACCOUNTS MEANS A DEMAND, TIME, SAVINGS, PASSBOOK, OR SIMILAR ACCOUNT MAINTAINED WITH A BANK OR OTHER FINANCIAL INSTITUTION, AND ALL OTHER ITEMS NOT SPECIFICALLY SET FORTH HEREIN BUT WHICH CONSTITUTE "DEPOSIT ACCOUNTS" UNDER THE UCC, AND ALL CASH AND NON-CASH PROCEEDS OF THE FOREGOING, INCLUDING INSURANCE PROCEEDS. **DOCUMENTS:** DOCUMENTS MEANS A DOCUMENT OF TITLE OR A RECEIPT OF THE TYPE DESCRIBED IN SECTION 6A-7-201(2) OF THE UCC, AND ALL OTHER ITEMS NOT SPECIFICALLY SET FORTH HEREIN BY WHICH CONSTITUTE "DOCUMENTS" UNDER THE UCC, AND ALL CASH AND NON-CASH PROCEEDS OF THE FOREGOING, INCLUDING INSURANCE PROCEEDS. **INSURANCE: INSTRUMENTS** MEANS A NEGOTIABLE INSTRUMENT OR ANY OTHER WRITING THAT EVIDENCES A RIGHT TO THE PAYMENT OF MONETARY OBLIGATION, IS NOT ITSELF A SECURITY AGREEMENT OR LEASE, AND IS NOT OF A TYPE THAT IN THE ORDINARY COURSE OF BUSINESS IS TRANSFERRED BY DELIVERY WITH ANY NECESSARY ENDORSEMENT OR ASSIGNMENT, AND ALL OTHER ITEMS NOT SPECIFICALLY SET FORTH HEREIN BUT WHICH CONSTITUTE "INSTRUMENTS" UNDER THE UCC, AND ALL CASH AND NON-CASH PROCEEDS OF THE FOREGOING, INCLUDING INSURANCE PROCEEDS. **INVESTMENT PROPERTY:** INVESTMENT PROPERTY MEANS A SECURITY, WHETHER CERTIFICATED OR UNCERTIFICATED, SECURITY ENTITLEMENT, SECURITIES ACCOUNT, COMMODITY CONTRACT, OR COMMODITY ACCOUNT, AND ALL OTHER ITEMS NOT SPECIFICALLY SET FORTH HEREIN BY WHICH CONSTITUTE "INVESTMENT PROPERTY" UNDER THE UCC, AND ALL CASH AND NON-CASH PROCEEDS OF THE FOREGOING, INCLUDING INSURANCE PROCEEDS. **LETTER-OF-CREDIT RIGHTS:** LETTER-OF-CREDIT RIGHTS MEANS A RIGHT TO PAYMENT OR PERFORMANCE UNDER A LETTER OF CREDIT, WHETHER OR NOT THE BENEFICIARY HAS DEMANDED OR IS AT THE TIME ENTITLED TO DEMAND PAYMENT OR PERFORMANCE, AND ALL OTHER ITEMS NOT SPECIFICALLY SET FORTH HEREIN BUT WHICH CONSTITUTE "LETTER-OF-CREDIT RIGHTS" UNDER THE UCC, AND ALL CASH AND NON-CASH PROCEEDS OF THE FOREGOING, INCLUDING INSURANCE PROCEEDS.