

# UCC-1 Form

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## FILER INFORMATION

*Full name:* **JONATHAN FRYER**

*Email Contact at Filer:* **JFRYER@DOVER-LAW.COM**

## SEND ACKNOWLEDGEMENT TO

*Contact name:* **FRYER & O'BRIEN, LLC**

*Mailing Address:* **P.O. BOX 16**

*City, State Zip Country:* **DOVER, MA 02030 USA**

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## DEBTOR INFORMATION

*Org. Name:* **TERRAPIN DEVELOPMENT, LLC**

*Mailing Address:* **8 DAVIS STREET**

*City, State Zip Country:* **CUMBERLAND, RI 02864 USA**

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## SECURED PARTY INFORMATION

*Org. Name:* **NEEDHAM BANK**

*Mailing Address:* **1063 GREAT PLAIN AVENUE**

*City, State Zip Country:* **NEEDHAM, MA 02492 USA**

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## TRANSACTION TYPE: STANDARD

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## COLLATERAL

SEE EXHIBIT A AND EXHIBIT B ATTACHED HERETO.

## EXHIBIT A

A security interest in the Collateral, which is defined as all Accounts Receivable, Inventory, Equipment, and all other property of Debtor, now owned or hereafter acquired as more expressly defined in Exhibit A attached hereto.

The collateral (the "Collateral") upon which Debtor has granted a security interest to Secured Party shall be defined as follows: all personal property of Debtor including, without limitation, all of the following items, whether now owned or now due, or in which the Debtor has an interest or hereafter, at anytime in the future, acquired, arising or to become due, or in which the Debtor obtains an interest, and all products, proceeds, substitutions and accessions of or to any of the following which to the extent not defined below, shall have the meanings given to them under the Uniform Commercial Code as enacted in Massachusetts or as enacted in the state in which the Collateral is located:

- A. Accounts Receivable means all Debtor's accounts, accounts receivable, contract rights, notes, bills, drafts, acceptances, instruments (other than the Mortgage Notes), documents, chattel paper and all other debts, obligations and liabilities in whatever form owing to Debtor from any Person (as defined below) for goods sold by it or for services rendered by it, or however otherwise established or created, all guaranties and security therefor, all right, title and interest of Debtor in the goods or services which gave rise thereto, including rights to reclamation and stoppage in transit and all rights of an unpaid seller of goods or services; whether any of the foregoing be now existing or hereafter arising, now or hereafter received by or owing or belonging to Debtor.
- B. Inventory means all inventory of whatever name, nature, kind or description, all goods held for sale or lease or to be furnished under contracts of service, finished goods, work in process, raw materials, materials used or consumed by Debtor, parts, supplies, all wrapping, packaging, advertising, labeling, and shipping materials, devices, names and marks, all contracts, rights and documents relating to any of the foregoing, whether any of the foregoing be now existing or hereafter arising, wherever located, now owned or hereafter acquired by Debtor.
- C. Equipment means Debtor's machinery, equipment, furnishings, fixtures and other goods (as defined in Article 9 of the Uniform Commercial Code) whether now owned or thereafter acquired by Debtor and wherever located, all replacements and substitutions therefor or accessions thereto and all proceeds thereof, and including, also without limitation, all proceeds of fire or other insurance covering the aforesaid property.
- D. Related Collateral means all Debtor's general intangibles; trade names, marks and secrets; patents, trademarks, copyrights and other intellectual property; customer lists; goodwill; cash; deposit accounts; tax refunds, claims under insurance policies (whether or not proceeds of other Collateral); rights of setoff; rights under judgments; tort claims and choses in action; computer programs and software; books and records, (including without limitation all electronically recorded data); contract rights; and all contracts and agreements to or of which it is a party or beneficiary, whether any of the foregoing be now existing or hereafter arising, now or hereafter received by or belonging to Debtor.

## EXHIBIT B

Those certain lots or parcels of land with all of the buildings and improvements located thereon in the Town of Lincoln, Rhode Island and shown as lots 2, 3, 4, 5, 6, & 7 on that plan entitled "ROCKEYROAD AVE EXTENSION, Major Subdivision of Land Project AP 9, Lot 68, Rockyroad Ave, Lincoln, Rhode Island" prepared by D'Amico Engineering Technology, Inc. Dated 6/17/20 (the "Plan").

Being a portion of the following described property:

A certain lot or parcel of land with all buildings and improvements thereon situated on Rockyroad Avenue in the Town of Lincoln, County of Providence, State of Rhode Island, and shown as Plat 9, Lot 68 Old Area = 35,975 sf or 0.8259 acres, New Area 162,349 sq ft or 0.3.7270 acres on that plan entitled "Administrative Subdivision Plan For Terrapin Development, LLC Plat 9, Lots 68, 103, 104, 197 & 235. 16-18 Rockyroad Avenue, Lincoln, Rhode Island. Scale: 1" = 40', Date: Mar. 28, 2018, By Darveau Land Surveying, Inc." recorded in the Town of Lincoln Registry of Deeds on Slide # 574.

Together with a terminable right to pass and repass by foot or with vehicles, in common with others, to and from the above granted premises to Rockyroad Avenue over the existing roadway on Lot 68 as shown on that plan entitled "Administrative Subdivision Plan For Terrapin Development Plat 9 Lots 68, 103, 104, 197 & 235, 16-18 Rockyroad Lincoln, RI by Darveau Land Surveying, Inc Dated Mar 28, 2018". This right to pass shall automatically terminate upon approval by the Town of Lincoln of Grantors proposed major subdivision and extension of Rockyroad Avenue.