

UCC-1 Form

FILER INFORMATION

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SEND ACKNOWLEDGEMENT TO

Contact name: **HACKETT FEINBERG P.C.**

Mailing Address: **155 FEDERAL STREET, 9TH FLOOR**

City, State Zip Country: **BOSTON, MA 02110 USA**

DEBTOR INFORMATION

Org. Name: **MATTESON RIDGE LP**

Mailing Address: **650 NORTHLAKE BOULEVARD, SUITE 450**

City, State Zip Country: **ALTAMONTE SPRINGS, FL 32701 USA**

SECURED PARTY INFORMATION

Org. Name: **BANK OF NEW ENGLAND**

Mailing Address: **31 PELHAM ROAD**

City, State Zip Country: **SALEM, NH 03079 USA**

TRANSACTION TYPE: STANDARD

COLLATERAL

PLEASE SEE ATTACHED.

All personal property of Debtor including property described in Exhibit B attached hereto and made a part hereof located on the real property at **171 & 175 Greenbush Road, West Warwick, Rhode Island**, as described in Exhibit A attached hereto and made a part hereof (the "Premises").

EXHIBIT A

Please see attached.

EXHIBIT B

- (a) All Debtor's accounts, accounts receivable, contract rights, documents, instruments, general intangibles, and rents and profits;
- (b) Debtor's personal property, including, but not limited to, inventory, supplies, furniture, furnishings, equipment, and building and construction materials, used or useful in the construction, operation or maintenance of the Premises;
- (c) Debtor's rights as lessee of all property now or hereafter located on or used in connection with the operation or maintenance of the Premises;
- (d) To the extent assignable, all contracts, agreements, licenses, permits and approvals for the construction, ownership, maintenance and operation of the Premises;
- (e) All warranties and guarantees of construction contractors and subcontractors and of suppliers and manufacturers of equipment and material or other property incorporated into the improvements or otherwise constituting part of the Premises;
- (f) The goodwill and trade names of Debtor and any business conducted on the Premises by Debtor, and all service marks and logotypes used in connection therewith;
- (g) All books, records, plans and specifications and operating manuals of Debtor relating to the construction, use, operation, occupancy, and maintenance of the Premises;
- (h) The proceeds of any insurance for damage to the property described above in subsections (a) through (g); and
- (i) The proceeds of all judgments, awards of damages, and settlements for, or in lieu of, the taking by eminent domain of all or any part of the property described above in subsections (a) through (g).

All Collateral shall to the extent possible be deemed to be real property, and if not real estate, then fixtures and a part of the real property, and the balance shall be personal property.

Exhibit A

ALL THAT CERTAIN LOT or parcel of land with the buildings and improvements thereon, located on the southerly side of Greenbush Road in the Town of West Warwick, County of Kent, State of Rhode Island, being bounded and described as follows:

BEGINNING at a point in the southerly line of said Greenbush Road at the northeasterly corner of the within-described premises and at the northwesterly corner of land now or formerly of William Forcier;

thence southeasterly and southerly with said Forcier land to land now or formerly of William Byron Essex;

thence southerly with said Essex land to land now or formerly of William S. Wickes;

thence northwesterly and westerly with said Wickes land to land now or formerly of Norman Gillespie;

thence northerly with said Gillespie land to Greenbush Road;

thence easterly with said road to the point or place of beginning, or however otherwise said premises may be bounded and described.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

The above-described parcel may also be described as follows:

That certain parcel of land situated on the southerly side of Greenbush Road and easterly of Nottingham Drive and Maid Marion Lane in the Town of West Warwick, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at an iron pin set in the southerly line of Greenbush Road, said iron pin being the northeasterly corner of land now or formerly belonging to William J., Jr. & Aleta L. McSorley, said iron pin also being the northwesterly corner of the hereinafter described parcel;

thence running in a general easterly direction bounded northerly by said Greenbush Road a distance of two hundred fifty and 00/100 (250.00) feet to an iron pin;

thence turning an interior angle of 180°-00'-00" and continuing in a general easterly direction a distance of ninety-six and 79/100 (96.79) feet to an angle point;

thence turning an interior angle of 178°-07'-11" and continuing in a general easterly direction a distance of forty-seven and 85/100 (47.85) feet to an angle point;

thence turning an interior angle of 183°-50'-16" and continuing in a general easterly direction a

distance of one hundred fifty-six and 29/100 (156.29) feet to an angle point;

thence turning an interior angle of 181°-46'-02" and continuing in a general easterly direction a distance of thirty-five and 00/100 (35.00) feet to an angle point;

thence turning an interior angle of 191°-43'-54" and continuing in a general easterly direction a distance of sixty-four and 34/100 (64.34) feet to a drillhole at a stone wall, said drillhole being the northeasterly corner of the herein described parcel and the northwesterly corner of land n/f belonging to Ronald E. & Rena Salvas, said last five courses being bounded northerly, respectively, by said Greenbush Road;

thence turning an interior angle of 96°-36'-53" and running in a general southerly direction a distance of forty-three and 63/100 (43.63) feet to an angle point;

thence turning an interior angle of 182°-27'-39" and continuing in a general southerly direction a distance of ninety-five and 24/100 (95.24) feet to an angle point;

thence turning an interior angle of 179°-13'-37" and continuing in a general southerly direction a distance of one hundred seventy-one and 16/100 (171.16) feet to an angle point;

thence turning an interior angle of 180°-44'-32" and continuing in a general southerly direction a distance of sixty and 47/100 (60.47) feet to a drillhole in wall, said last four courses are bounded by a stone wall and are bounded easterly, respectively, by said Salves land;

thence turning an interior angle of 188°-47'-38" and running in a general southeasterly direction a distance of ninety-six and 28/100 (96.28) feet to a drillhole in said stone wall;

thence turning an interior angle of 195°-19'-07" and continuing in a general southeasterly direction a distance of one hundred forty-six and 04/100 (146.04) feet to an angle point in said wall;

thence turning an interior angle of 177°-27'-28" and continuing in a general southeasterly direction a distance of forty-one and 99/100 (41.99) feet to an angle point in said stone wall;

thence turning an interior angle of 177°-24'-08" and continuing in a general southeasterly direction a distance of one hundred three and 82/100 (103.82) feet to a drillhole at an angle point in said stone wall;

thence turning an interior angle of 196°-58'-09" and continuing in a general southeasterly direction a distance of ninety-seven and 72/100 (97.72) feet to a drillhole at a corner of said stone wall, said last five courses being bounded northeasterly, respectively, by said Salvas land;

thence turning an interior angle of 115°-34'-41" and running in a general southerly direction following said stone wall and bounded easterly in part by said Salvas land and in part by land n/f belonging to A 1 Realty Corp. a distance of five hundred seventy-one and 14/100 (571.14)

feet to a drillhole at the end of said stone wall;

thence turning an interior angle of $185^{\circ}-02'-30''$ and continuing in a general southerly direction bounded easterly in part by said A 1 Realty Corp. land and in part by land n/f Dryvit Systems, Inc., a distance of seven hundred ninety-two and $60/100$ (792.60) feet to a corner, said corner being the southeasterly corner of the herein described parcel, said point also being the northeasterly corner of land n/f belonging to Kailan Enterprises EEC, said corner also being the southeasterly corner of land n/f belonging to Kailan Enterprises I LLC;

thence turning an interior angle of $25^{\circ}-44'-02''$ and running in a general northwesterly direction a distance of four hundred sixty-eight and $50/100$ (468.50) to the northeasterly corner of said Kailan Enterprises I LLC land;

thence turning an interior angle of $243^{\circ}-07'-06''$ and running in a general westerly direction bounded southerly by said Kailan Enterprises I LLC land a distance of nine hundred seventy-one and $62/100$ (971.62) feet to an iron pin set at the northwesterly corner of said Kailan Enterprises I LLC land, said iron pin also being in the easterly line of land n/f belonging to Jerome D. & Karen E. St. Sauveur;

thence turning an interior angle of $89^{\circ}-40'-08''$ and running in a general northerly direction bounded westerly in part by said St. Sauveur land, being lot 295 on Assessor's Plat 12, and also bounded westerly by lots 294, 293, 292, 291, 285, 284, and in part by lot 280 on said Assessor's Plat 12 a distance of six hundred seventy-four and $81/100$ (674.81) feet to an iron pin at an angle point;

thence turning an interior angle of $176^{\circ}-54'-13''$ and continuing in a general northerly direction bounded westerly in part by said lots 280, 279, 276, 275, 271, Friar Tuck Lane, lots 270, and 266 on said Assessor's Plat 12 a distance of seven hundred fourteen and $79/100$ (714.79) feet to a point;

thence turning an interior angle of $180^{\circ}-00'-00''$ and continuing in a general northerly direction bounded westerly by lots 265 and 261 on said Assessor's Plat 12 a distance of two hundred and $00/100$ (200.00) feet to the iron pin in the southerly line of said Greenbush Road at the point and place of beginning, said last described line forms an interior angle of $93^{\circ}-30'-46''$.

For a more particular description, see that plan entitled "Comprehensive Boundary Survey Matteson Ridge Condos location: 175 Greenbush Road West Warwick, Rhode Island 02893 Scale: 1"=100' October 11, 2017 by Boyer Associates".

171 Greenbush Road, West Warwick, RI 02893 - AP 12 AL 772 AND 175 Greenbush Road, West Warwick, RI 02893 – AP 12/ AL : 20