

UCC-1 Form

FILER INFORMATION

Full name: **PETAGAYE SMITH**

Email Contact at Filer: **PAS@ACCARDOLAW.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **ACCARDO LAW OFFICES, LLP**

Mailing Address: **311 ANGELL STREET**

City, State Zip Country: **PROVIDENCE, RI 02906 USA**

DEBTOR INFORMATION

Org. Name: **SCT REALTY HOLDINGS, LLC**

Mailing Address: **2358 SOUTH COUNTY TRAIL, UNIT 1**

City, State Zip Country: **EAST GREENWICH, RI 02818 USA**

SECURED PARTY INFORMATION

Org. Name: **WEBSTER BANK, N.A.**

Mailing Address: **200 EXECUTIVE BOULEVARD**

City, State Zip Country: **SOUTHINGTON, CT 06489 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: \$500,000 TERM LOAN

COLLATERAL

SEE ATTACHED PDF

1. All fixtures, machinery, equipment and other personal property of every kind, now or hereafter located in or upon or affixed to that certain lot or parcel of real estate, located in **EAST GREENWICH, RHODE ISLAND**, commonly known as **2358 SOUTH COUNTY TRAIL, UNIT 1** as more particularly described in **EXHIBIT A** attached hereto (collectively, the "Premises") or any and all building and/or improvements (collectively, the "Improvements") now or hereafter used or to be used in connection with any present or future operation of the Premises or Improvements, or any part thereof, and now owned or hereafter acquired by Debtor, or in which Debtor now or hereafter has an interest, including, without limitation, any and all: (i) heating, lighting, incinerating, refrigerating, ventilating, air conditioning, air cooling, lifting, fire extinguishing, plumbing, cleaning, communications and power equipment and apparatus; (ii) gas, water and electrical equipment; (iii) elevators, escalators, switchboards, engines, motors, tanks, pumps, partitions, conduits, ducts and compressors; (iv) electrical and/or gas appliances, incinerators, carpeting, furniture and furnishings, draperies, storm windows and doors, and screens and awnings; (v) any and all franchises, licenses and permits, whether issued by national, state and/or local government, department, agency or subdivision having jurisdiction over Debtor, any guarantor of Debtor or the Premises and Improvements, or any part thereof, or any use, operation or occupancy thereof, related to the use, operation or occupancy of the Premises or Improvements or any part thereof; (vi) any and all records and books of account now or hereafter maintained by Debtor in connection with the operation of the Premises, Improvements and personal property or any part thereof; and (vii) all of Debtor's right, title and interest in and to any name under which the Premises and/or Improvements may at any time be operated and any variation thereof and the goodwill of Debtor in connection therewith.

2. All renewals, replacements of, additions to, substitution for and proceeds of any and all of the foregoing.

3. All condemnation awards and policies of insurance maintained with respect to said real and personal property and all proceeds thereof.

EXHIBIT A

That certain lot or parcel of land with all the buildings and improvements thereon, situated on the easterly side of South County Trail, in the Town of East Greenwich, County of Kent and State of Rhode Island being more specifically known as Unit No. 1 in that condominium project known as ZARRELLA CORPORATE PARK CONDOMINIUM, South County Trail, East Greenwich, Rhode Island GARAFOLLO & ASSOCIATES, INC. ENGINEERS/ARCHITECTS/LAND PLANNERS/SURVEYORS, P.O. Box 766, Providence, R.I. 02903, which said condominium plan is recorded with the Records of Land Evidence in the Town of East Greenwich, on December 10, 1996, in Plan 609, and Declaration of Condominium recorded in Book 215 at page & Together with undivided 60.78 percent interest in and to the common areas in said condominium project.

Said premises are conveyed SUBJECT TO and WITH the benefit of the Provisions of Rhode Island General Laws 34-36.1 et. seq., the Declaration of Condominium referred to above, the By-Laws set forth therein and the Rules and Regulations attached thereto as any or all of the above may be amended from time to time.

Property Address:
2358 South County Trail Unit 1
East Greenwich, RI
AP: 36 Lot: 11-6-1