

# UCC-1 Form

## FILER INFORMATION

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## SEND ACKNOWLEDGEMENT TO

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

## DEBTOR INFORMATION

*Org. Name:* **COURTLAND MEWS CONDO ASSN**

*Mailing Address:* **84 TELL STREET**

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

## SECURED PARTY INFORMATION

*Org. Name:* **WEBSTER BANK, NATIONAL ASSOCIATION**

*Mailing Address:* **50 KENNEDY PLAZA, SUITE 1100**

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

## TRANSACTION TYPE: STANDARD

## CUSTOMER REFERENCE: 2021-1147

## COLLATERAL

ALL NOW OWNED OR HEREAFTER ACQUIRED "COLLATERAL", AS MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, INCLUDING, WITHOUT LIMITATION, ALL ACCOUNTS, DEPOSIT ACCOUNTS, INVESTMENT PROPERTY, INSTRUMENTS, CHATTEL PAPER AND DOCUMENTS, ALL AS DEFINED IN THE UNIFORM COMMERCIAL CODE IN EFFECT IN THE STATE OF RHODE ISLAND AND ALL STATUTORY LIENS (AS DEFINED ON EXHIBIT A). EXHIBIT A TO UCC 1 FINANCING STATEMENT DEBTOR: COURTLAND MEWS CONDO ASSN 84 TELL STREET PROVIDENCE, RHODE ISLAND 02908 SECURED PARTY: WEBSTER BANK, NATIONAL ASSOCIATION 50 KENNEDY PLAZA, SUITE 1110 PROVIDENCE, RHODE ISLAND 02903 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, SPECIFICALLY INCLUDING, WITHOUT LIMITATION, ALL MONTHLY COMMON CHARGES AND SPECIAL ASSESSMENTS DUE DEBTOR IN RESPECT OF THE CONDOMINIUM (AS DEFINED BELOW) 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, DEPOSIT ACCOUNTS, INVESTMENT PROPERTY, INSTRUMENTS, DOCUMENTS, ALL AS DEFINED IN THE UCC TOGETHER WITH 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, MORE SPECIFICALLY THE MONTHLY COMMON CHARGES AND SPECIAL ASSESSMENTS DUE THE BORROWER. CONDOMINIUM DOCUMENTS: "CONDOMINIUM DOCUMENTS" MEANS, COLLECTIVELY (I) DECLARATION OF CONDOMINIUM RECORDED WITH THE PROVIDENCE, RHODE ISLAND LAND EVIDENCE RECORDS IN BOOK 1875 AT PAGE 141 ESTABLISHING THE COURTLAND MEWS CONDOMINIUM LOCATED IN PROVIDENCE, RHODE ISLAND (THE "CONDOMINIUM"), (II) ASSOCIATED BYLAWS AND RULES AND REGULATIONS, ALL AS MAY BE NOW OR HEREAFTER AMENDED OR MODIFIED. 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. INSTRUMENTS: 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. **STATUTORY LIENS:** “STATUTORY LIENS” MEANS: ANY STATUTORY LIEN OR LIENS NOW OR HEREAFTER ARISING UNDER THE RHODE ISLAND CONDOMINIUM ACT, RHODE ISLAND GENERAL LAWS, SECTION 34-36.1 ET. SEQ., AS AMENDED (THE “CONDOMINIUM ACT”), ON A UNIT FOR ANY ASSESSMENT LEVIED AGAINST THAT UNIT, TOGETHER WITH , ALL LIENS, GUARANTEES, SECURITIES, RIGHTS, REMEDIES AND PRIVILEGES PERTAINING TO ANY OF THE COLLATERAL AND SPECIFICALLY INCLUDING, WITHOUT LIMITATION, THOSE WHICH PERMIT BORROWER TO EFFECT THE COLLECTION OF UNPAID COMMON EXPENSES, ASSESSMENTS, LATE CHARGES, FINES AND PENALTIES PURSUANT TO EH CONDOMINIUM DOCUMENTS AND THE CONDOMINIUM ACT.