

UCC-1 Form

FILER INFORMATION

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DEBTOR INFORMATION

Org. Name: 100 LARCH STREET ASSOCIATES, LLC

Mailing Address: 801 TAUNTON AVENUE

City, State Zip Country: EAST PROVIDENCE, RI 02914 USA

SECURED PARTY INFORMATION

Org. Name: GREENWOOD CREDIT UNION

Mailing Address: 2669 POST ROAD

City, State Zip Country: WARWICK, RI 02886 USA

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 2021-1434

COLLATERAL

ALL PERSONAL PROPERTY AND FIXTURES OF DEBTOR NOW OWNED OR HEREAFTER ACQUIRED OR IN WHICH DEBTOR MAY NOW HAVE OR HEREAFTER ACQUIRE AN INTEREST, LOCATED ON OR AFFIXED TO THE REAL PROPERTY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. EXHIBIT A PARCEL I: THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF COMMERCIAL WAY IN THE CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; SAID CORNER BEING THE SOUTHEASTERLY CORNER OF PROPERTY NOW OR FORMERLY BELONGING TO JOSEPH L. AND EVELYN CORDEIRO AND BEING ON THE WESTERLY STREET LINE OF COMMERCIAL WAY; THENCE RUNNING S. 06° 02' 48" W., ALONG SAID WESTERLY STREET LINE OF COMMERCIAL WAY FOR A DISTANCE OF NINETY-FOUR AND FOURTEEN HUNDREDTHS (94.14) FEET TO A POINT OF CURVATURE; THENCE CONTINUING GENERALLY SOUTHERLY CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF THREE HUNDRED SEVENTY-FIVE AND EIGHTEEN HUNDREDTHS (375.18) FEET AND A CENTRAL ANGLE OF 03° 26' 58" FOR AN ARC DISTANCE OF TWENTY-TWO AND FIFTY NINE HUNDREDTHS (22.59) FEET FOR A CORNER; THENCE TURNING AND RUNNING S. 75° 12' 48" BOUNDING SOUTHERLY ON SAID PROPERTY, A DISTANCE OF THREE HUNDRED EIGHTY-NINE AND FORTY TWO HUNDREDTHS (389.42) FEET TO LAND NOW OR FORMERLY BELONGING TO EAST FORD, INC.; FOR A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 63°40' 30" AND RUNNING N. 11° 32' 18" E., BOUNDING WESTERLY ON PROPERTY OF SAID EAST FORD, INC., FOR A DISTANCE OF EIGHTY-SEVEN AND ONE HUNDREDTH (87.01) FEET FOR A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 116° 13' 30" AND RUNNING N. 75° 12' 48" E., BOUNDING NORTHERLY ON SAID PROPERTY FOR A DISTANCE OF TWO HUNDRED THIRTY-EIGHT AND NINE HUNDREDTHS (238.09) FEET TO A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 249° 10' 00" AND RUNNING N. 06° 02' 48" E., BOUNDING WESTERLY ON SAID PROPERTY, A DISTANCE OF THIRTY-THREE AND FIFTY-THREE HUNDREDTHS (33.53) FEET TO AFORESAID PROPERTY OF CORDEIRO FOR A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 110° 50' 00" AND RUNNING N. 75° 12' 48" E., BOUNDING NORTHERLY ON AFORESAID PROPERTY OF CORDEIRO, FOR A DISTANCE OF ONE HUNDRED FORTY-ONE AND SEVENTY HUNDREDTHS (141.70) FEET TO THE POINT AND PLACE OF BEGINNING. THE LAST DESCRIBED LINE FORMING AN INTERIOR ANGLE OF 65° 10' 00" WITH THE FIRST DESCRIBED LINE. PARCEL II: THAT TRACT OR PARCEL OF LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF TAUNTON AVENUE IN THE CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF TAUNTON AVENUE AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY BELONGING TO K.F.C. MANAGEMENT CORP.; THENCE RUNNING EASTERLY, BOUNDED NORTHERLY BY SAID TAUNTON AVENUE, A DISTANCE OF ONE HUNDRED SEVENTY FOUR AND 84/100 (174.84) FEET TO LAND NOW OR FORMERLY BELONGING TO JOSEPH L. AND EVELYN CORDEIRO FOR A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 90° 00' 00" AND RUNNING SOUTHERLY, BOUNDED EASTERLY BY SAID CORDEIRO LAND, A DISTANCE OF TWO HUNDRED AND 00/100 (200.00) FEET TO A POINT FOR AN ANGLE; THENCE TURNING AN INTERIOR ANGLE OF 155° 10' 00" AND RUNNING SOUTHWESTERLY BOUNDED SOUTHEASTERLY BY SAID CORDEIRO LAND AND LAND NOW OR FORMERLY BELONGING TO WILLIAM J. CUDDIGAN, A DISTANCE OF SIXTY AND 28/100 (60.28) FEET TO A POINT FOR A CORNER; THENCE TURNING AN INTERIOR ANGLE OF 110° 50' 00" AND

RUNNING WESTERLY, BOUNDED SOUTHERLY BY SAID CUDDIGAN LAND, A DISTANCE OF TWO HUNDRED THIRTY SEVEN AND 93/100 (237.93) FEET TO LAND BELONGING TO EAST FORD, INC. FOR A CORNER; THENCE TURNING AN INTERIOR ANGLE OF $93^{\circ} 50' 00''$ AND RUNNING NORTHERLY, BOUNDED WESTERLY BY SAID EAST FORD, INC. LAND, A DISTANCE OF FIFTY SIX AND 46/100 (56.46) FEET TO SAID K.F.C. MANAGEMENT CORP. FOR A CORNER; THENCE TURNING AN INTERIOR ANGLE OF $86^{\circ} 10' 00''$ AND RUNNING EASTERLY A DISTANCE OF EIGHTY EIGHT AND 30/100 (88.30) FEET TO A POINT FOR A CORNER; THENCE TURNING AN INTERIOR ANGLE OF $270^{\circ} 00' 00''$ AND RUNNING NORTHERLY, A DISTANCE OF TWO HUNDRED AND 00/100 (200.00) FEET TO SAID TAUNTON AVENUE AND THE POINT OF BEGINNING WHERE IT FORMS AN INTERIOR ANGLE OF $90^{\circ} 00' 00''$ WITH THE FIRST DESCRIBED COURSE. THE LAST TWO ABOVE DESCRIBED COURSES BEING BOUNDED BY SAID K.F.C. MANAGEMENT CORP. LAND. PARCEL I AND PARCEL II ARE ALSO LAID OUT AND DELINEATED AS LOT 3 ON THAT PLAT ENTITLED, "FINAL PLAN OF SUBDIVISION IN EAST PROVIDENCE, RHODE ISLAND LOTS 1 & 3 BLOCK 1 MAP 506 TAUNTON AVENUE AND COMMERCIAL WAY FOR WILLIAM J. CUDDIGAN & JOSEPH RUGGIERO PREPARED BY STANLEY ENGINEERING, INC. SCALE: 1" = 40' FEBRUARY, 1997 REVISED: SEPT. 1998", WHICH PLAN IS RECORDED ON PLAT CARD 409.