

UCC-1 Form

FILER INFORMATION

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SEND ACKNOWLEDGEMENT TO

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City, State Zip Country: **CRANSTON, RI 02920 USA**

DEBTOR INFORMATION

Org. Name: **WEST FERRY LLC**

Mailing Address: **790 IVES ROAD**

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

Org. Name: **EAST FERRY PROPERTIES, LLC**

Mailing Address: **790 IVES ROAD**

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

SECURED PARTY INFORMATION

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

Mailing Address: **450 PENN STREET, MAIL CODE AP-450-DT2**

City, State Zip Country: **READING, PA 19602 USA**

TRANSACTION TYPE: STANDARD

COLLATERAL

ALL FIXTURES OF EVERY KIND, DESCRIPTION AND NATURE WHATSOEVER, NOW OR HEREAFTER LOCATED IN OR UPON OR AFFIXED TO THE BELOW DESCRIBED LAND OR IMPROVEMENTS, OR ANY PART THEREOF, OR NOW OR HEREAFTER USED OR TO BE USED IN CONNECTION WITH ANY PRESENT OR FUTURE OPERATION OF THE LAND AND/OR THE IMPROVEMENTS, AND NOW OWNED OR HEREAFTER ACQUIRED BY DEBTOR, INCLUDING, WITHOUT IN ANY WAY LIMITING THE GENERALITY OF THE FOREGOING: 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; AND (III) ELEVATORS, ESCALATORS, SWITCHBOARDS, ENGINES, MOTORS, TANKS, PUMPS, PARTITIONS, CONDUITS, DUCTS AND COMPRESSORS; TOGETHER WITH ANY RENEWALS, REPLACEMENTS OR ADDITIONS THERETO OR SUBSTITUTIONS THEREFOR; AND (IV) ELECTRICAL AND/OR HAS APPLIANCES, INCINERATORS, CARPETING, FURNITURE AND FURNISHINGS, DRAPERIES, STORM WINDOWS AND DOORS, AND SCREENS AND AWNINGS; (ALL HEREINAFTER COLLECTIVELY REFERRED TO AS THE "PERSONAL PROPERTY"); IT BEING UNDERSTOOD AND AGREED THAT ALL THE PERSONAL PROPERTY IS A PART OF AND ARE DECLARED TO BE A PORTION OF THE SECURITY FOR THE INDEBTEDNESS HEREBY SECURED, WHETHER PHYSICALLY ATTACHED TO THE IMPROVEMENTS OR NOT. ALL OF WHICH LAND, IMPROVEMENTS AND OTHER PROPERTY HEREBY GRANTED, SOLD AND CONVEYED, OR INTENDED SO TO BE, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "MORTGAGED PROPERTY"; TOGETHER WITH: ALL PROCEEDS PAID FOR ANY DAMAGE OR LOSS TO THE MORTGAGED PROPERTY OR ANY PART THEREOF AND ALL AWARDS, INCLUDING INTEREST, IN CONNECTION WITH ANY CONDEMNATION OR OTHER TAKING OF THE MORTGAGED PROPERTY, OR ANY PART THEREOF, OR FOR CONVEYANCE IN LIEU THEREOF (ALL HEREINAFTER COLLECTIVELY REFERRED TO AS THE "PROCEEDS"); ALL OF THE ISSUES, BENEFITS AND PROFITS OF THE MORTGAGED PROPERTY; ALL OF THE RIGHT, TITLE AND INTEREST OF DEBTOR, IN AND TO ALL LEASES, SUBLEASES, OCCUPANCY AGREEMENTS, LICENSES, CONCESSION AGREEMENTS AND ALL OTHER AGREEMENTS OR TENANCIES, HOWEVER DENOMINATED, WHETHER WRITTEN OR ORAL, NOW OR HEREAFTER EXISTING WITH RESPECT TO ANY PORTION OR PORTIONS OF THE MORTGAGED PROPERTY TOGETHER WITH ANY AMENDMENTS, RENEWALS OR EXTENSIONS THEREOF AND ALL LEASES, SUBLEASES AND TENANCIES IN SUBSTITUTION THEREFOR (ALL OF WHICH ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "LEASES"); ALL RENTS AND OTHER PAYMENTS OF EVERY KIND DUE OR PAYABLE AND TO BECOME DUE OR PAYABLE TO DEBTOR BY VIRTUE OF THE LEASES, OR OTHERWISE DUE OR PAYABLE AND TO BECOME DUE OR PAYABLE TO DEBTOR AS THE RESULT OF ANY USE, POSSESSION OR OCCUPANCY OF ANY PORTION OR PORTIONS OF THE MORTGAGED PROPERTY (ALL OF WHICH ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "RENTS"); AND ALL OF THE RECORDS AND BOOKS OF ACCOUNT NOW OR HEREAFTER MAINTAINED BY DEBTOR IN CONNECTION WITH THE OPERATION OF THE MORTGAGED

PROPERTY. THE “IMPROVEMENTS” ARE ALL BUILDINGS AND IMPROVEMENTS NOW OR HEREAFTER SITUATED UPON THE LAND, TOGETHER WITH ALL FIXTURES NOW OR HEREAFTER OWNED BY THE DEBTOR OR IN WHICH THE DEBTOR HAS AN INTEREST (BUT ONLY TO THE EXTENT OF SUCH INTEREST) AND PLACED IN OR UPON THE PREMISES OR THE BUILDINGS OR IMPROVEMENTS THEREON. THE “MORTGAGED PROPERTY” IS THE LAND, IMPROVEMENTS, AND ALL OTHER COLLATERAL DESCRIBED ABOVE. THE “LAND” IS THE LAND KNOWN AND NUMBERED AS 44 SOUTHWEST AVENUE, JAMESTOWN, RHODE ISLAND 02835 ALSO KNOWN AS JAMESTOWN ASSESSOR’S PLAT 9 LOT 22 AS PRESENTLY CONSTITUTED.