

# UCC-1 Form

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## FILER INFORMATION

*Full name:*

*Email Contact at Filer:* RENEE@LLGRI.COM

## SEND ACKNOWLEDGEMENT TO

*Contact name:* LOMBARDI LAW GROUP, LLC

*Mailing Address:* 14 BREAKNECK HILL ROAD, SUITE 203

*City, State Zip Country:* LINCOLN,, RI 02865 USA

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## DEBTOR INFORMATION

*Org. Name:* WALDEN WOODS CONDOMINIUM ASSOCIATION, INC.

*Mailing Address:* 181 KNIGHT STREET

*City, State Zip Country:* WARWICK, RI 02886 USA

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## SECURED PARTY INFORMATION

*Org. Name:* WINDSOR FEDERAL SAVINGS AND LOAN ASSOCIATION

*Mailing Address:* 250 BROAD ST

*City, State Zip Country:* WINDSOR, CT 06095 USA

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## TRANSACTION TYPE: STANDARD

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## COLLATERAL

SEE ATTACHED EX A TO FINANCING STATEMENT

## EXHIBIT A TO UCC FINANCING STATEMENT

Debtor: Walden Woods Condominium Association, Inc.  
Secured Party: Windsor Federal Savings and Loan, its successors and/or assigns ATIMA

All of Debtor's future income from whatever sources, including, without limitation, all common charges, assessments, special assessments, late charges, fines, interest on past due common charges and penalties now or hereafter levied and assessed against or collected from the owners of units of the Walden Woods Condominium, a condominium located in Cranston, Rhode Island pursuant to the Declaration of Condominium recorded in the Land Evidence Records in the City of Cranston, County of Providence, State of Rhode Island on September 30, 1991 in Book 742 at Page 0507, as amended (hereinafter the "Condominium"); all of Debtor's right and authority to adopt and implement budgets, to levy common charges and assessments and to enforce payment and to collect the same; to foreclose on condominium units and/or receive or otherwise attach rental proceeds from income producing units; all liens, guaranties, securities, rights, remedies and privileges, statutory, by covenant and otherwise, and more particularly those which permit Debtor to effect the collection of unpaid common charges, assessments, late charges, fines and penalties pursuant to the provisions of the By-Laws and the Rhode Island Condominium Ownership Act, including, but not limited to Sections 34-36.1-3.16 et seq; all other income, rents and profits and interest thereon received by or on behalf of Debtor from all sources whatsoever, all accounts receivable, contract rights and chattel paper, regardless of whether or not they constitute proceeds of other collateral; all obligations owing to Debtor of every kind and nature, and all choses in action; all tax refunds of every kind and nature to which Debtor is now or hereafter may become entitled no matter however arising, including, without limitation, loss carry back refunds; all cash, documents and instruments; all equipment, machinery, furniture, fixtures of the Condominium and other personal property belonging to the Debtor except and excluding the individual units thereof.

The proceeds of all insurance insuring the common areas and facilities of the Condominium and eminent domain proceeds with respect thereto in such event that said Condominium is not repaired, rebuilt or restored; but, rather, the Condominium is terminated or there is a distribution of such proceeds other than for a repair, restoration or replacement, and then subject to such priority as may exist in favor of first mortgagees of units under the Debtor's governing documents.

The statutory lien now or hereafter arising under Rhode Island General Laws, Section 34-36.1-3.16 et seq. as amended, on a Unit for any assessment levied against that Unit.

All payments by all present and future persons who from time to time hereafter own units (the "Unit Owners"), which units are part of the Condominium (the "Units"), on account of or in full or partial satisfaction of the common expense liability apportioned to each Unit Owner's Unit, pursuant to the Declaration and applicable law (the "Common Charges"), now due or which may become due from the Unit Owners, or to which Debtor may now or shall hereafter become entitled or may demand or claim, as said Common Charges may have been or may from time to time be hereafter, modified, extended and renewed, together with all rights of Debtor to set, levy, impose, assess and collect the same.

All of Debtor's right, title and interest in and to funds in any accounts now or hereafter established on the Debtor's behalf with Secured Party (including, without limitation, Account No. 775477101), together with all interest earned thereon, all substitutions thereof or therefore, and the proceeds of any of the foregoing.