

# UCC-1 Form

## FILER INFORMATION

*Full name:* **WOLTERS KLUWER LIEN SOLUTIONS**

*Email Contact at Filer:* **CTLSWEBACK@WOLTERSKLUWER.COM**

## SEND ACKNOWLEDGEMENT TO

*Contact name:* **LIEN SOLUTIONS**

*Mailing Address:* **P.O. Box 29071**

*City, State Zip Country:* **GLENDALE, CA 91209-9071 USA**

## DEBTOR INFORMATION

*Org. Name:* **187 ASSOCIATES LLC**

*Mailing Address:* **187 NORTH MAIN ST PO Box 1384**

*City, State Zip Country:* **PROVIDENCE, RI 02901 USA**

## SECURED PARTY INFORMATION

*Org. Name:* **THE WASHINGTON TRUST COMPANY, OF WESTERLY**

*Mailing Address:* **23 BROAD STREET**

*City, State Zip Country:* **WESTERLY, RI 02891 USA**

## TRANSACTION TYPE: STANDARD

**CUSTOMER REFERENCE: RI-0-83360037-62546726**

## COLLATERAL

ALL DEBTOR'S FIXTURES, MACHINERY AND EQUIPMENT, PREMIUMS, AWARDS, LEASES, RENTALS AND OTHER PAYMENTS, NOW OWNED OR HEREAFTER ACQUIRED, INCLUDING, BUT NOT LIMITED TO THOSE ITEMS SET FORTH ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, ALL IN CONNECTION WITH THE REAL ESTATE LOCATED AT 344 MAIN STREET, SOUTH KINGSTOWN, RHODE ISLAND AS MORE PARTICULARLY DESCRIBED ON EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE. UCC I FINANCING STATEMENT DEBTOR: H&A KAUFMAN REALTY, LLC 187 NORTH MAIN STREET P.O. Box 1384 PROVIDENCE, RHODE ISLAND 02901 ATTN: SECURED PARTY: THE WASHINGTON TRUST COMPANY 23 BROAD STREET WESTERLY, RHODE ISLAND 02891 ATTN: LAUREL L. BOWERMAN VICE PRESIDENT THE FOLLOWING TERMS SHALL HAVE THE FOLLOWING MEANINGS: FIXTURES, MACHINERY AND EQUIPMENT: ALL FIXTURES OF EVERY KIND AND NATURE WHATSOEVER, NOW OR HEREAFTER LOCATED IN, UPON OR ABOUT THE REAL ESTATE LOCATED AT 344 MAIN STREET, SOUTH KINGSTOWN, RHODE ISLAND, AS MORE PARTICULARLY DESCRIBED ON EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (THE "REAL ESTATE"), ALL BUILDINGS, STRUCTURES, IMPROVEMENTS AND TENEMENTS OF EVERY KIND OR NATURE WHATSOEVER NOW OR HEREAFTER ERRECTED ON THE REAL ESTATE AND THE LAND LYING IN THE BED OF ANY STREET, ROAD OR AVENUE, OPENED OR PROPOSED, AND ANY AND ALL SIDEWALKS, PLAZAS, ALLEYS, STRIPS AND GORES, IN FRONT OF, ADJOINING OR ADJACENT TO THE REAL ESTATE; AND ALL AND SINGULAR THE PRIVILEGES, TENEMENTS, HEREDITAMENTS, LICENSES, EASEMENTS, PARTY WALL AGREEMENTS, RIGHTS, ROYALTIES, MINERAL, OIL AND GAS RIGHTS, RENTS, ISSUES AND PROFITS, WATER, WATER RIGHTS, WATER STOCK, AND APPURTENANCES, REVERSION OR REVERSIONS AND REMAINDER OR REMAINDERS BELONGING OR IN ANY WAY APPERTAINING TO THE REAL ESTATE OR ANY OTHER LOCATION FOR INCORPORATION INTO IMPROVEMENTS LOCATED OR TO BE LOCATED ON THE REAL ESTATE, AND ALL RENEWALS AND REPLACEMENTS THEREOF AND ADDITIONS, SUBSTITUTIONS AND ACCESSIONS THERETO (THE "FIXTURES"). THE FIXTURES SHALL BE DEEMED TO INCLUDE, BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL HEATING, LIGHTING, LAUNDRY, INCINERATION AND POWER EQUIPMENT, ENGINES, PIPES, PUMPS, TANKS, MOTORS, DYNAMOS, BOILERS, FUEL, CONDUITS, SWITCHBOARDS, PLUMBING, LIFTING, REFRIGERATING, VENTILATING, AND COMMUNICATIONS APPARATUS, SPRINKLER SYSTEM AND OTHER FIRE PREVENTION AND FIRE EXTINGUISHING APPARATUS, AIR COOLING AND AIR CONDITIONING APPARATUS, ELEVATORS, ESCALATORS, SHADES, BLINDS, AWNINGS, SCREENS, STORM DOORS, AND WINDOWS, STOVES, REFRIGERATORS, REFRIGERATING PLANT, ATTACHED CABINETS, PARTITIONS, DUCTS AND COMPRESSORS, GAS AND ELECTRIC FIXTURES, RANGES, STOVES, DISPOSALS, RUGS. ALL MACHINERY AND EQUIPMENT OF EVERY KIND AND NATURE WHATSOEVER, NOW OR HEREAFTER LOCATED IN OR UPON THE REAL ESTATE, OR ANY PART THEREOF, AND ALL RENEWALS AND REPLACEMENTS THEREOF AND ADDITIONS, SUBSTITUTIONS AND ACCESSIONS THERETO (THE "MACHINERY AND EQUIPMENT"), THE MACHINERY AND EQUIPMENT SHALL BE DEEMED TO INCLUDE, WITHOUT LIMITATION OF THE GENERALITY OF THE FOREGOING, ALL RIGHT, TITLE AND INTEREST OF DEBTOR IN AND TO ALL MACHINERY, FIXTURES, EQUIPMENT, TOOLS, CONSTRUCTION MATERIALS, BRICKS, STEEL, WOOD, WINDOWS, WINDOW FRAMES, GLASS, CONCRETE, MORTAR, FURNISHINGS, FURNITURE, CARPETS, APPLIANCES, CABINETS, SINKS, TUBS, TOILETS, SHOWER STALLS, LANDSCAPING MATERIALS AND IMPROVEMENTS] NOW OR ANY TIME HEREAFTER ATTACHED TO, PLACED UPON, OR USED IN ANY WAY IN

CONNECTION WITH THE USE, ENJOYMENT, OPERATION, MAINTENANCE AND OCCUPANCY OF THE REAL ESTATE. ALL CASH AND NON CASH PROCEEDS OF ANY OF THE FOREGOING FIXTURES AND/OR MACHINERY AND EQUIPMENT, INCLUDING INSURANCE PROCEEDS, CLAIMS AND SETTLEMENTS; AND ALL PROCEEDS AND PRODUCTS OF ANY FIXTURES AND/OR MACHINERY AND EQUIPMENT, INCLUDING BUT NOT LIMITED TO ANY DEPOSITS OR PAYMENTS NOW OR HEREAFTER MADE BY DEBTOR ON ANY OF THE FOREGOING TO BE ACQUIRED BY DEBTOR. **PREMIUMS:** ALL UNEARNED PREMIUMS, ACCRUED, ACCRUING OR TO ACCRUE UNDER INSURANCE POLICIES NOW OR HEREAFTER OBTAINED BY DEBTOR AND ALL PROCEEDS OF THE CONVERSION, VOLUNTARY OR INVOLUNTARY, OF THE REAL ESTATE OR THE FIXTURES, MACHINERY AND EQUIPMENT, AND/OR ANY OTHER PROPERTY OR RIGHTS DESCRIBED HEREIN, OR ANY PART THEREOF, INTO CASH OR LIQUIDATED CLAIMS. **AWARDS:** ALL AWARDS OR PAYMENTS, INCLUDING INTEREST THEREON, AND THE RIGHT TO RECEIVE THE SAME, WHICH MAY BE MADE WITH RESPECT TO EMINENT DOMAIN, THE ALTERATION OF THE GRADE OF ANY STREET, OR ANY OTHER INJURY TO OR DECREASE IN THE VALUE OF THE REAL ESTATE OR THE FIXTURES, MACHINERY AND EQUIPMENT, AND/OR ANY OTHER PROPERTY OR RIGHTS DESCRIBED HEREIN. **LEASES:** ALL EXISTING AND FUTURE TENANCIES, SUBTENANCIES, LEASES AND SUBLEASES OF, AND AGREEMENTS NOW OR HEREAFTER AFFECTING OR HAVING REFERENCE TO, THE WHOLE OR ANY PART OF THE REAL ESTATE AND TO WHICH DEBTOR IS A PARTY, AND ANY RENEWALS OR EXTENSIONS THEREOF OR LEASES OR SUBLEASES IN SUBSTITUTION THEREFOR, WHETHER ORAL OR WRITTEN, TOGETHER WITH AND INCLUDING THE DEBTOR'S ENTIRE RIGHT, TITLE AND INTEREST IN SUCH LEASES AND SUBLEASES, INCLUDING, BUT NOT LIMITED TO, ALL THE RIGHT, POWER AND AUTHORITY OF DEBTOR TO ALTER, MODIFY OR CHANGE SUCH LEASES AND SUBLEASES, OR TO TERMINATE THE TERM THEREOF OR ACCEPT A SURRENDER THEREOF OR TO CANCEL THE SAME OR TO WAIVE OR RELEASE THE TENANT FROM THE PERFORMANCE OR OBSERVANCE BY THE TENANT OF ANY OBLIGATION OR CONDITION THEREOF. **RENTALS AND OTHER PAYMENTS:** ALL RENTS, ISSUES AND PROFITS FROM THE REAL ESTATE AND ALL OTHER SUMS NOW OR HEREAFTER PAID OR PAYABLE TO DEBTOR BY TENANTS NOW OR HEREAFTER OCCUPYING THE REAL ESTATE OR ANY PORTION THEREOF UNDER OR BY REASON OF ALL EXISTING AND FUTURE TENANCIES AND LEASES AND SUBLEASES OF THE WHOLE OR ANY PART OF THE REAL ESTATE, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING LANGUAGE, ANY AND ALL SUMS PAID OR PAYABLE TO DEBTOR BY REASON OF THE EXERCISE BY ANY TENANT, OF ANY OPTION, PREEMPTIVE RIGHT OR RIGHT OF FIRST REFUSAL TO PURCHASE OR LEASE THE WHOLE OR ANY PORTION OF THE REAL ESTATE, PROCEEDS OF RENT INSURANCE AND BUSINESS INTERRUPTION INSURANCE, SO CALLED, PROCEEDS OF ARTY INSURANCE OR GUARANTY OF ANY LEASE OR SUBLEASE OF THE WHOLE OR ANY PORTION OF THE REAL ESTATE OR OF THE OBLIGATIONS OF ANY TENANT UNDER SUCH LEASE, AWARDS OF DAMAGE OR OTHER SUMS PAID OR PAYABLE TO DEBTOR BY REASON OF THE TAKING OF ALL OR ANY PORTION OF THE REAL ESTATE BY CONDEMNATION<sup>1</sup> OR OTHER SIMILAR PROCEEDINGS<sup>1</sup> ALL SUMS PAID OR PAYABLE TO DEBTOR IN ADDITION TO RENTAL FOR SUCH ITEMS AS TAXES, UTILITIES AND WATER CHARGES, ALL SUMS PAID OR PAYABLE FOR USE AND OCCUPANCY OF THE REAL ESTATE OR ANY PORTION THEREOF, AND ALL SUMS PAID PURSUANT TO SETTLEMENT WITH OR JUDGEMENT AGAINST ANY TENANT RELATING TO ANY ALLEGED BREACH OF ANY LEASE, SUBLEASE OR AGREEMENT. **EXHIBIT B** LEGAL DESCRIPTION THAT CERTAIN TRACT OF LAND WITH ALL BUILDING AND IMPROVEMENTS THEREON LOCATED IN THE VILLAGE OF WAKEFIELD, SAID TOWN OF SOUTH KINGSTOWN, BOUNDED NORTHERLY BY MAIN STREET SOUTHERLY BY PINE STREET; WESTERLY BY KENYON AVENUE; EASTERLY BY LAND OF INDUSTRIAL NATIONAL BANK OF RHODE ISLAND SAID PARCEL BEING FURTHER DESIGNATED AS LOT OL 1 ON ASSESSORS PLAT 27, BLOCK 80 OF THE TAX ASSESSOR RECORDS OF SAID SOUTH KINGSTOWN AS OF DECEMBER 31, 1976. SAID PARCEL BEING FURTHER DESCRIBED IN THAT CERTAIN DEED FROM EVERETT M. LEWIS; DAVID ALLEN AND ADA L. SAWYER, TRUSTEES TO INDUSTRIAL NATIONAL BANK DATED JANUARY 24, 1975. FOR REFERENCE ONLY: 344 MAIN STREET SOUTH KINGSTOWN, RHODE ISLAND PLAT 57-4, LOT 200