

UCC-3 Form - AMENDMENT

AMENDMENT ACTION - COLLATERAL ADD

Original File Number: **202126115330**

FILER INFORMATION

Full name: **RICHARD W. NICHOLSON, ESQ.**

Email Contact at Filer: **RICH@RILAWCPA.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **NICHOLSON & ASSOCIATES, LLC**

Mailing Address: **9 THURBER BOULEVARD, SUITE D**

City, State Zip Country: **SMITHFIELD, RI 02917 USA**

NAME OF THE SECURED PARTY OF RECORD AUTHORIZING THE AMENDMENT: SAYBROOK INVESTMENT TRUST, LLC

COLLATERAL

SEE "EXHIBIT A" ATTACHED HERETO.

EXHIBIT A

UNIFORM COMMERCIAL CODE CONTINUATION OF FINANCING STATEMENT

DEBTOR: **COMMUNITY LIVING OF RHODE ISLAND INCORPORATED**

1575 South County Trail, East Greenwich, Rhode Island 02818

SECURED PARTY: **SAYBROOK INVESTMENT TRUST, LLC**

9 Thurber Blvd., Suite D Smithfield, Rhode Island 02917

The UCC-1 Financing Statement to which this **Exhibit A** is attached covers:

1. Personal Property - all fixtures, machinery, equipment, and other personal property of every kind, now or hereafter located in or upon or affixed to those certain lots or parcels of real estate, located in WARWICK, RHODE ISLAND, commonly known as and numbered, BUILDING # 6, 349 CENTERVILLE ROAD, as more particularly described in Exhibit B attached hereto (hereinafter called the "Premises") or any and all building and/or improvements (collectively, the "Improvements") now or hereafter used or to be used in connection with any present or future operation of the Premises or Improvements, or any part thereof, and now owned or hereafter acquired by Debtor, or in which Debtor now or hereafter has an interest, including, without limitation, 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; (iii) elevators, escalators, switchboards, engines, motors, tanks, pumps, partitions, conduits, ducts and compressors; (iv) electrical and/or gas appliances, incinerators, carpeting, furniture and furnishings, draperies, storm windows and doors, and screens and awnings; (v) any and all franchises, licenses and permits, whether issued by national, state and/or local governmental body, department, agency or subdivision having jurisdiction over Debtor, any guarantor of Debtor or the Premises and Improvements, or any part thereof, or any use, operation or occupancy thereof, related to the use, operation or occupancy of the Premises and Improvements or any part thereof; (vi) any and all records and books of account now or hereafter maintained by debtor in connection with the operation of the Premises, Improvements and personal property or any part thereof; and (vii) all of Debtor's right, title and interest in and to any name under which the Premises and/or Improvements may at any time be operated and any variation thereof and the goodwill of Mortgagor in connection therewith.

2. All renewals, replacements of, additions to, substitution for and proceeds of any and all of the foregoing.

3. All condemnation awards and policies of insurance maintained with respect to said real and personal property and all proceeds thereof.
4. 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 for any purpose, now or hereafter existing with respect to any portion or portions of the Premises and/or Improvements, together with any amendments, renewals or extensions thereof and all leases, subleases and tenancies or other agreements in substitution therefor (all of which are hereinafter collectively sometimes referred to as the "Leases").
5. Any and 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 a result of any use, possession or occupancy of any portion or portions of the Premises and/or Improvements.

To the extent any of the personal property described herein is or is to be affixed to real estate, said personal property described herein is or is to be affixed to real estate, said personal property is or is to be affixed to real estate owned by Debtor, which real estate is more particularly described in Exhibit B attached hereto.

EXHIBIT B

LEGAL DESCRIPTION(S)

88 Brayton Avenue, Warwick, RI:

That certain lot or parcel of land with all buildings and improvements thereon, situated on Brayton Avenue in the City of Warwick, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at a point located at the intersection of the easterly line of Brayton Avenue with the northerly line of land now or formerly of Providence and Worcester Railroad Company, said point being the southwest corner the herein described parcel;

Thence running easterly , bounded southerly by land now or formerly of Providence and Worcester Railroad Company, along the arc of a circle curving on the left, having a central angle of $4^{\circ} 50' 25''$, a radius of 2,093.83 feet, a chord of 202.17 feet, as are length of 202.23 feet to a point;

Thence turning an interior angle of $108^{\circ} 02' 06''$, with the chord of the first described course, and running northerly, bounded easterly by land now or formerly of Jonas Agsotian, 70.00 feet to a point;

Thence turning an interior angle of $78^{\circ} 01' 00''$ and running Westerly, bounded northerly by land now or formerly of Brayton Development Associates, 183.65 feet to a point;

Thence turning an interior angle of $103^{\circ} 47' 00''$ and running southerly, bounded westerly by Brayton Avenue, 92.42 feet to the point and place of beginning, there forming an interior angle of $70^{\circ} 14' 34''$ with the chord of the first described course.

Said above described parcel contains 15,711 square feet of land, more or less.

4 Gerald Street, Warwick, RI:

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the southerly side of Gerald Street in the City of Warwick, County of Kent, and State of Rhode Island, laid out and delineated as Lot No. three (3) on that plat entitled, "CENTERVILLE PARK WARWICK, R.I. BELONGING TO GERALD F. QUINLAN BY WATERMAN ENGINEERING CO. JAN. 1953" which plat is recorded with the Records of Land Evidence in said City of Warwick in Plat Book 11 at page 47 and (copy) on Plat Card 471.

Subject to a twenty-five (25) foot set back line as shown on said plat.

44 Ernest Avenue, Warwick, RI:

THAT CERTAIN lot or parcel of land with all the buildings and improvements thereon situated on Ernest Avenue, in the City of Warwick, County of Kent, State of Rhode Island, laid out and designated as Lot No. 65 (SIXTY FIVE), on that certain plat entitled " THE SAMUEL GORTON PLAT WARWICK NECK, RI BELONGING TO EDWIN MILLARD SURVEYED & PLATTED BY ROBERT M. GREENE", which said plat is recorded in the Land Evidence Records of the City of Warwick, in Plat Book 4, at Page 64 (copy) on Plat Card 171.

Together with the right and easement to have access to a septic system that is located in part on the premises now or formerly owned, this grantee, his heirs, executors, and assigns shall have the right to go on to the property of said Axelrod for the purpose of maintaining, cleaning, repairing and reconstruction of this septic system.

Subject, however, to the right and easement of said Axelrod to have access to a septic system that is located in part on these premises. His heirs, executors and assigns shall have the right to go on the previously described premises for the purpose of maintaining, cleaning, repairing and reconstruction of this septic system.

59 Torrington Drive, Warwick, RI:

That certain lot or parcel of land together with any and all buildings and improvements thereon, situated on the northwesterly side of Torrington Drive in the Town Warwick, County of Kent, State of Rhode Island, laid out and delineated as Lot No. twenty (20) on that plat entitled, "HAINES PARK PLAT SUBDIVISION NO 1 IN WARWICK, RI BY LATHAM & SON ENGRS., MAR. 1952" which plat is recorded with the Records of Land Evidence in said City of Warwick in Plat Book 11 at page 38 and (copy) on Plat Card 470.

349 Centerville Road, Building 6, Warwick, RI:

That certain lot or parcel of land, with all buildings and improvements thereon, lying northerly of Centerville Road in the City of Warwick, County of Kent and State of Rhode Island, bounded and described as follows:

Beginning at a point in the easterly line of land of the State of Rhode Island at a granite bound at the northwesterly corner of land now or formerly of Joseph P. Marrinan & Associates, Inc., which point is also the southwesterly corner of the within described parcel; thence running northerly, bounding westerly on said State of Rhode Island land a distance of eighty-one and 02/100 (81.02) feet to a point; thence turning an interior angle of $139^{\circ} 35' 44''$ and running northeasterly, bounding northwesterly on land now or formerly of Frank R. LaFazia, et ux., a distance of one hundred five and 93/100 (105.93) feet to land now or formerly of Hardig Brook Associates; thence turning an interior angle of $87^{\circ} 11' 48''$ and running southeasterly a distance of nine hundred eight and 30/100 (108.30) feet to a point; thence turning an interior angle of 270° and running northeasterly a distance of one hundred seven and 88/100 (107.88) feet to a point; thence turning an interior angle of $135^{\circ} 00' 00''$ and running easterly a distance of forty-five and 00/100 (45.00) feet to a point; thence turning an interior angle of 90° and running southerly a distance of one hundred sixty-five and 00/100 (165.00) feet to a point to said land now or formerly of Joseph P. Marrinan & Associates, Inc., the last four courses bounding northeasterly, northwesterly, northerly and easterly on said Hardig Brook Associates land; thence turning an interior angle of $97^{\circ} 05' 00''$ and running westerly a distance of sixty and 00/100 (60.00) feet to a point; thence turning an interior angle of $169^{\circ} 40' 14''$ and continuing westerly a distance of forty-five and 00/100 (45.00) feet to a point; thence turning an interior angle of $128^{\circ} 29' 01''$ and running northwesterly a distance of forty-one and 50/100 (41.50) feet to a point; thence turning an interior angle of $243^{\circ} 58' 13''$ and running westerly a distance of one hundred forty-five and 00/100 (145.00) feet to the point or place of beginning, the last four courses bounding southerly, southwesterly and southerly on land now or formerly of Joseph P. Marrinan Associates, Inc., said last described course forming an interior angle of $79^{\circ} 00' 00''$ with said first described course and containing 33,623.86 square feet of land, more or less.

This conveyance is made together with all easements appurtenant to said premises for utilities and access as follows:

- A. As set forth in Paragraph 21 of Office Condominium 95 Condominium Declaration, as amended by access agreement by and between Bilmar Corporation and Office Commons 95 Condominium Association.

- B. As granted by Hardig Brook Associates to Bilmar Corporation by instrument dated December 9, 1982, and recorded prior hereto.

This conveyance is made subject to and together with the following easements:

- A. Utility easement to the New England Telephone and Telegraph Company dated March 7, 1977, and recorded In File 1, Drawer 1, Card 935.
- B. Utility easement to Office Commons 95 Condominium dated November 8, 1977, and recorded in File 1, Drawer 2, Card 5973.
- C. Access easement granted to Hardig Brook Associates by The Plantations Properties Company recorded In File 1, Drawer 2, Card 5983.
- D. Utility easement granted to Hardig Brook Associates by Plantations Properties Company recorded in File 1, Drawer 3, Card 7918.

This conveyance is made subject to easements and rights of others as follows:

- A. Open space and conservation dated January 1, 1977, and recorded in File 1, Drawer 1, Card 342.
- B. Open space and conservation easement dated January 1, 1977, and recorded in File 1, Drawer 1, Card 345.
- C. Rights of others in any ponds or brooks on or crossing insured premises.

Property Address: 349 Centerville Road
Warwick, RI 02886
(Assessor's Plat 247 Lot 26)