

UCC-1 Form

FILER INFORMATION

Full name: **MATTHEW C REPETTO**

Email Contact at Filer: **MCR@ACCARDOLAW.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **ACCARDO LAW OFFICES, LLP**

Mailing Address: **311 ANGELL STREET**

City, State Zip Country: **PROVIDENCE, RI 02906 USA**

DEBTOR INFORMATION

Org. Name: **CODAC, INC.**

Mailing Address: **1052 PARK AVENUE**

City, State Zip Country: **CRANSTON, RI 02910 USA**

SECURED PARTY INFORMATION

Org. Name: **CENTREVILLE BANK**

Mailing Address: **1218 MAIN STREET**

City, State Zip Country: **WEST WARWICK, RI 02893 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: \$1,500,000.00 TERM LOAN

COLLATERAL

PLEASE SEE ATTACHED PDF.

1. All fixtures, machinery, equipment and other personal property of every kind, now or hereafter located in or upon or affixed to that certain lot or parcel of real estate, located in **PROVIDENCE, RHODE ISLAND**, commonly known as **45 ROYAL LITTLE DRIVE** as more particularly described in **EXHIBIT A** attached hereto (collectively, 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 government, 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 or 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 Debtor 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.

EXHIBIT A
LEGAL DESCRIPTION

That certain tract or parcel of land with all buildings and improvements thereon, situated on the southerly side of Royal Little Drive in the City of Providence, County of Providence, State of Rhode Island and is bounded and described as follows:

Beginning at a point marked by a Rebar on the southerly line of said Royal Little Drive, said point being three hundred forty-one and 33/100 (341.33) feet, more or less, along said southerly line of Royal Little Drive from the intersection with the northeasterly line of Silver Spring Street;

Thence S74°-21'-54"E along said southerly line of Royal Little Drive for a distance of one hundred forty-six and 92/100 (146.92) feet to a point of curvature;

Thence easterly bearing northeasterly along the southerly line of said Royal Little Drive and along the arc of a curve to the left having a radius of three hundred and 00/100 (300.00) feet and an arc distance of three hundred fifty-one and 31/100 (351.31) feet to an angle;

Thence S38°-32'-22"W for a distance of one hundred fifty-nine and 24/100 (159.24) feet to an angle;

Thence S46°-26'-18"W for a distance of four hundred thirty-nine and 77/100 (439.77) feet to a corner, said last two (2) courses bounded southerly and easterly by land now or formerly of National Railroad Passenger Corporation;

Thence N44°-13'-00"W for a distance of two hundred sixty-five and 98/100 (265.98) feet to a corner, said last course bounded southerly by land now or formerly of S. and S. Business Corporation and National Railroad Passenger Corporation;

Thence N45°-47'-00"E for a distance of one hundred eighty-six and 98/100 (186.98) feet to an angle marked by a Rebar;

Thence N15°-38' -06"E for a distance of forty-five and 90/100 (45.90) feet to the point and place of beginning, said last two (2) courses bounded westerly by land now or formerly of Fujita Building Alliance, LLC.

For a more particular description reference is hereby made to Lot 2 on the plan entitled "Plan of Replat Silver Spring Industrial Park - Lots 391 and 392 on Assessors Plat 74 Royal Little Drive in Providence, Rhode Island for Providence Redevelopment Agency Prepared by Stanley Engineering, Inc. Scale: 1"=50' January, 1999 and recorded in the Records of Land Evidence on April 16, 1999 at 11:21 a.m. in Plan Book 57 at Page 003.

Property Address:

45 Royal Little Drive,
Providence, Rhode Island
(Assessor's Plat 74, Lot 402)