

# UCC-1 Form

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## FILER INFORMATION

*Full name:* **ALLIE J HUERTAS**

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

## SEND ACKNOWLEDGEMENT TO

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

*Mailing Address:* **311 ANGELL STREET**

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

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## DEBTOR INFORMATION

*Org. Name:* **FLORIDA PROPERTIES, LLC**

*Mailing Address:* **197 J.P. MURPHY HIGHWAY**

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

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## SECURED PARTY INFORMATION

*Org. Name:* **BANK RHODE ISLAND**

*Mailing Address:* **ONE TURKS HEAD PLACE**

*City, State Zip Country:* **PROVIDENCE, RI 02903 USA**

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## TRANSACTION TYPE: STANDARD

**CUSTOMER REFERENCE: IN RE \$881,250.00 TERM LOAN**

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## COLLATERAL

SEE ATTACHED EXHIBIT A

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 **WARWICK, RHODE ISLAND**, commonly known as **2194-2200 WARWICK AVENUE**, 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

### Parcel I:

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

Beginning at a point in the northeasterly line of Warwick Avenue at the northwesterly corner of the land hereby described, at the northwesterly corner of land of Helen E. Scally and the southwesterly corner of land formerly of Gardiner H. Killey, said point of beginning being eight hundred seven (807) feet, more or less, southerly from Church Avenue; thence southeasterly bounded on Warwick Avenue, one hundred ninety (190) feet; thence at right angles running northeasterly bounded southeasterly by land now or formerly of Helen E. Scally two hundred fifty (250) feet; thence at right angles running northwesterly bounded northeasterly on land now or formerly of Helen E. Scally seventy three (73) feet, more or less, to land formerly of Gardiner H. Killey; thence southwesterly bounded northwesterly on land formerly of Gardiner H. Killey two hundred seventy five (275) feet more or less, to Warwick Avenue to the point and place of beginning.

### Parcel II:

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

Beginning at a point in the northeasterly line of Warwick Avenue as the same is laid out on Rhode Island State Highway Plat 774 and recorded in the Land Evidence Records of Warwick, Rhode Island, at the most southerly corner of Parcel I hereinabove described and exactly one hundred ninety (190) feet southeasterly as measured along the northeasterly line of Warwick Avenue from the southwesterly corner of land now or formerly of Gardiner H. Killey; thence southeasterly bounded southwesterly on Warwick Avenue, one (1) feet; thence at an interior angle of 91° and running northeasterly bounded southeasterly on land now or formerly of Warwick Apartments Realty Corporation two hundred fifty (250) feet; thence at an interior angle of 104°33' 44" running northwesterly bounded northeasterly on land now or formerly of Warwick Apartments Realty Corporation seventy two and 71/100 (72.71); thence at an interior angle of 99° 22' 46" running southwesterly bounded northwesterly on land now or formerly of Gardiner H. Killey twenty one and 47/100 (21.47) feet; thence at an interior angle of 65° 03' 30" running southeasterly bounded southwesterly on Parcel I seventy three and 73/100 (73.73) feet; thence at right angles running southwesterly bounded northwesterly on Parcel I two hundred fifty (250) feet to Warwick Avenue at the point and place of beginning. The last described line forming a right angle with the first herein described line and the parcel of land hereby described containing one thousand five hundred sixty three (1,563) square feet of land, more or less.

EXCEPTING from both parcels any land taken by the State of Rhode Island for the widening of Warwick Avenue.

2194-2200 Warwick Avenue, Warwick, RI 02889—AP 339 AL 23