

# UCC-1 Form

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## FILER INFORMATION

*Full name:* **KENDRA D. COLE**

*Email Contact at Filer:* **KDC@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:* **J.R.B. REALTY, INC.**

*Mailing Address:* **20 SHARPE DRIVE**

*City, State Zip Country:* **CRANSTON, RI 02920 USA**

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## SECURED PARTY INFORMATION

*Org. Name:* **GREENWOOD CREDIT UNION**

*Mailing Address:* **2669 POST ROAD**

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

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## TRANSACTION TYPE: STANDARD

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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 **CRANSTON, RHODE ISLAND**, commonly known as **20 SHARPE 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**

### Parcel I:

That certain tract or parcel of land with any buildings and improvements thereon, situated in the city of Cranston, county of providence and state of Rhode Island, bounded and described as follows:

Beginning at a point in the northerly line of Sharpe drive two hundred thirty-three (233) feet easterly from the southeasterly corner of land now or formerly of Ubio, Inc.; as measured along the northerly line of said Sharpe drive; thence running easterly bounding southerly on said Sharpe drive forty (40) feet to a point; thence turning an interior angle of  $90^{\circ}$  and running northerly bounding easterly on other land of Howard Development Corporation three hundred ninety seven (397) feet to a corner; thence turning an interior angle of  $73^{\circ} -04'$  and running southwesterly bounding northwesterly on other land of said Howard Development Corporation forty- one and  $81/100$  (41.81) feet to a corner; thence turning an interior angle of  $106^{\circ} -56'$  and running southerly bound westerly on other land now or formerly of said Howard Development Corporation three hundred eighty- four and  $82/100$  (384.82) feet to the point of beginning. Said last course forming an interior angle  $90^{\circ}$  with said first course.

### Parcel II:

That certain tract or parcel of land with any buildings and improvements thereon, situated in the city of Cranston, county of providence and state of Rhode Island, bounded and described as follows:

Beginning at a point in the northerly line of Sharpe drive two hundred seventy three feet easterly from the southeasterly corner of land now or formerly of Ubio, Inc. As measured along the northerly line of said Sharpe drive; thence running easterly bounding southerly on said Sharpe drive two hundred forty-seven (247) feet to a corner; thence turning an interior angle of  $90^{\circ}$  and running northerly bounding easterly on other land of Howard Development Corporation three hundred ninety-seven (397) feet to a corner; thence turning an interior angle of  $90^{\circ}$ , and running westerly bounding northerly on other land of said Howard Development Corporation two hundred forty-seven (247) feet to a corner; thence turning an interior angle of  $90^{\circ}$  and running southerly bounding westerly on other land now or formerly of Howard Development Corporation three hundred ninety-seven (397) feet to the point of beginning. Said last course forming an interior angle of  $90^{\circ}$  with said first course.

Subject Property:

(for reference purposes only) 20 Sharpe drive  
Cranston, Rhode Island  
AP: 13 AL: 79