

# UCC-1 Form

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## FILER INFORMATION

Full name: SEAN COLE

Email Contact at Filer: SCOLE@CENTREVILLEBANK.COM

## SEND ACKNOWLEDGEMENT TO

Contact name: CENTREVILLE BANK

Mailing Address: 1218 MAIN ST

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

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## DEBTOR INFORMATION

Org. Name: JWW GAS LLC

Mailing Address: 1414 ATWOOD AVENUE

City, State Zip Country: JOHNSTON, RI 02919 USA

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## SECURED PARTY INFORMATION

Org. Name: CENTREVILLE BANK

Mailing Address: 1218 MAIN ST

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

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## TRANSACTION TYPE: STANDARD

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## COLLATERAL

ALL LEASES AND RENTS AS MORE PARTICULARLY SET FORTH ON EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE.

## EXHIBIT A

All of Debtor's right, title and interest in and to (i) all leases, subleases and tenancies, whether written or oral, now or hereafter existing with respect to any portion or portions of the premises owned by Debtor in the Town of Johnston, Rhode Island, located at 1414 Atwood Avenue, which premises may be more particularly described in Exhibit B attached hereto, together with all buildings and improvements now or hereafter constructed thereon (all of such premises being hereinafter collectively referred to as the "Premises"), together with any renewals or extensions thereof and leases, subleases and tenancies in substitution therefor (all of which are hereinafter referred to as the "Assigned Leases"), (ii) all rents and other payments of every kind due or payable and to become due and payable to the Debtor, its successors and assigns, as a result of any use, possession or occupancy of any portion or portions of the Premises, including, but not limited to, security deposits, tax or operating expense escalation payments, percentage rent, additional rent, or any other payments arising from any license, use permit or concession, (iii) all right, title and interest of the Debtor in and to any and all guarantees of the Assigned Leases, and (iv) any awards which may be made in respect of Debtor's interest in any of the Assigned Leases in any bankruptcy, insolvency or reorganization proceedings in any state or federal court.

## EXHIBIT B

The land referred to in this policy is located in the Town of Johnston, County of Providence and State of Rhode Island and is bounded and described as follows:

### **PARCEL I: (AP 44 Lot 431)**

A certain lot or parcel of land, with the buildings and other improvements thereon, situated on the westerly side of Atwood Avenue, in the Town of Johnston, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point on the westerly side of said Atwood Avenue, which point is the northeasterly corner of land now or formerly of Frank V. Catamero, and being the southeasterly corner of the lot hereby described;

Thence N. 70°-14'-45" W., bounded southwesterly in part by said Catamero land and in part by land now or formerly belonging to Jack H. Feibelman, Trustee, a distance of two hundred forty-six and fifty-nine one-hundredths (246.59) feet to a corner and land now or formerly belonging to Alfred Carpionato;

Thence turning an interior angle of 109°-45'-15" and running due north bounded westerly by said Carpionato land, a distance of one hundred twenty-nine and no one-hundredths (129.00) feet to a corner;

Thence turning an interior angle of 90°-45'-52" and running N 89°-14'-08" E, a distance of two hundred thirty-two and one tenth (232.10) feet to the aforesaid Atwood Avenue, bounded by other land now or formerly of Amalgamated Financial Group VI, L.P.;

Thence turning an interior angle of 89°-14'-08" and running due south bounded easterly by said Atwood Avenue, a distance of two hundred fifteen and forty-four one-hundredths (215.44) feet to the point of beginning.