

UCC-1 Form

FILER INFORMATION

Full name: **ALLIE J HUERTAS**

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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: **TAVARES PROPERTIES, LLC**

Mailing Address: **1093 ELMWOOD AVENUE**

City, State Zip Country: **PROVIDENCE, RI 02907 USA**

SECURED PARTY INFORMATION

Org. Name: **GREENWOOD CREDIT UNION**

Mailing Address: **2669 POST ROAD**

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

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: IN RE: \$506,250.00 TERM LOAN

COLLATERAL

SEE ATTACHED

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 **2027 ELMWOOD 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 1

That tract or parcel of land, with all the buildings and improvements thereon, situated on the westerly side of Elmwood Avenue and the northerly side of Sixth Avenue and the easterly side of Harrington Avenue in the City of Warwick, County of Kent and State of Rhode Island, bounded and described as follows:

Beginning at the point of intersection of the northerly line of Sixth Avenue with the easterly line of Harrington Avenue, being the southwesterly corner of said parcel; thence northerly bounding westerly on Harrington Avenue to land now or lately of Arthur J. LeBlanc, Jr., and wife; thence easterly bounding northerly on said LeBlanc land one hundred (100) feet to a corner; thence northerly bounding westerly said Leblanc land in part, and in part on land now or lately of Raymond W. Valeriana and wife, one hundred (100) feet to land now or lately of Cyril Charles Griffin, et al; thence easterly bounding northerly on said Griffin land one hundred (100) feet to Elmwood Avenue; thence southerly bounding easterly on Elmwood Avenue to the northeasterly corner of Lot No. 4 (four) on the second plat hereinafter referred to; thence continuing southerly bounding easterly on Elmwood Avenue about eight four (84) feet to Sixth Avenue; thence westerly bounding southerly on Sixth Avenue about one hundred ninety six (196) feet to Harrington Avenue at the point and place of beginning.

Said tract comprises Lots Nos. 196 (one hundred ninety six) and 199 (one hundred ninety nine) on that plat entitled "1892 Revised plat of South Elmwood belonging to B.F. Harrington and others in Division No. 2." which plat is recorded with the Records of Land Evidence in the City of Warwick in Plat Book 3 at Page 27 and (copy) on Plat Card 108. And Lots 4 (four) and 5 (five) and the greater portions of lots. 1 (one), 2 (two) and 3 (three) on that plat entitled "Plat of South Elmwood Division No. 3 Warwick, RI. Drawn by Wood & Waterman Jan. 1875" which plat is recorded with said Records in Plat Book 2 Page 1 and (copy) on Plat Card 57.

Parcel 2

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

Beginning at a point in the westerly line of said Elmwood Avenue which point is one hundred fifty feet, more or less, north of the most northwesterly point of the intersection of Elmwood Avenue and Sixth Avenue, as measured along the westerly line of Elmwood Avenue; thence turning and running westerly a distance of one hundred feet (100') more or less along the northerly line of property now or formerly of Matthew Geisser to a point; thence turning and running northerly a distance of fifty feet (50') more or less along a portion of the easterly line of property now or formerly of Karen O'Connor to a point, thence turning and running easterly a distance of one hundred feet (100') more or less along the southerly line of property now or formerly of JKC Realty Company, LLC to a point in the westerly line of Elmwood Avenue; thence turning and running southerly a distance of fifty feet (50') more or less along the westerly line of Elmwood Avenue to the point and place of beginning.

Property Address: (for reference only)
2027 Elmwood Avenue Warwick RI.
AP 296 Lots 491 and 492