

UCC-1 Form

FILER INFORMATION

Full name: **JASON R. MARINELLI ES Q.**

Email Contact at Filer: **SHARON@PMLAWPC.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **PARNAGIAN & MARINELLI PC**

Mailing Address: **2181 A POST ROAD**

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

DEBTOR INFORMATION

Org. Name: **THOMAS & WALTER QUINN, INC.**

Mailing Address: **2435 WARWICK AVENUE**

City, State Zip Country: **WARWICK, RI 02889 USA**

SECURED PARTY INFORMATION

Org. Name: **WEBSTER BANK, NA**

Mailing Address: **1959 SUMMER STREET**

City, State Zip Country: **STAMFORD, CT 06905 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 24 414 THOMAS AND WALTER

COLLATERAL

SEE ATTACHED



12/31/2024
09:48:42 AM
4 Pages

UCC

Instr: 2489-4806

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Jason R. Marinelli, Esquire (401) 732-8626
B. E-MAIL CONTACT AT FILER (optional) jrm@pmlawpc.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px;">Jason R. Marinelli, Esquire Parnagian & Marinelli, PC 2181A Post Road Warwick, RI 02886</div>

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME Patrick Quinn, Inc.				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 5 Oakwood Drive		CITY East Greenwich	STATE RI	POSTAL CODE 02818
			COUNTRY USA	

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
			COUNTRY	

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Webster Bank, NA				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS Webster Bank, N.A., 1959 Summer Street		CITY Stamford	STATE CT	POSTAL CODE 06905
			COUNTRY USA	

4. COLLATERAL: This financing statement covers the following collateral:

See Rider attached hereto and incorporated by reference.

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

To be filed with the Rhode Island Secretary of State and Town of West Warwick

SECURED PARTY: Webster Bank, NA (LENDER)

DEBTOR: Patrick Quinn, Inc.

RIDER TO FINANCING STATEMENT
(State of Rhode Island)

The Financing Statement covers the following types or items of property, whether now owned or hereafter acquired:

- (a) All furniture, fixtures, vehicles, machinery, equipment, tools, accessories, supplies, accounts receivable, and other materials, goods and items of every type, nature or description, and any and all additions, accessions, substitutions thereto or therefor, which may, at any time be installed within or placed in, at, upon or within, or used or useful in the operation, maintenance, repair and occupation of the land and/or buildings and improvements at the premises located at 45 Curson Street, West Warwick, Rhode Island 02893 more particularly described in Exhibit "A" hereto (the "Premises") or any portion or unit thereof;
- (b) All leases, tenancies and occupancies, whether written or not, regarding all or any portion of the foregoing, all guaranties and security relating thereto, together with all income and profit arising therefrom or from the Premises or any of the foregoing, and all payments due or to become due thereunder including, without limitation, all rent, additional rent, damages, insurance payments, taxes, insurance proceeds, condemnation awards, or any payments with respect to options contained therein (including any purchase option);
- (c) Any other property of **Patrick Quinn, Inc.** (the "Debtor") in which the Secured Party may in the future be granted an interest.
- (d) All licenses and permits presently or hereafter owned by the Debtor with respect to the Premises.
- (e) All funds held by the Debtor as tax or insurance escrow payments with respect to the Premises.
- (f) All proceeds received from the sale, exchange, collection or other disposition of any property located in the Premises or any of the foregoing, including, without limitation, equipment, inventory, goods, documents, securities, accounts, chattel paper and general intangibles; all insurance proceeds relating to all or any portion of the foregoing; and all awards, damages, proceeds or refunds from any state, local, federal or

other takings of, and all municipal tax abatements relating to, all or any portion of the foregoing; and

(g) All rights, remedies and privileges pertaining to any of the foregoing.

Entered as a sealed instrument as of the 30th day of December 2024

Witness:



Patrick Quinn, Inc., a
Rhode Island Corporation


By: Patrick J. Quinn
Its: President

STATE OF RHODE ISLAND
COUNTY OF KENT

On this 25th day of April, 2024, before me personally appeared Patrick J. Quinn, President of Patrick Quinn, Inc., to me known and known by me or proved to me through satisfactory evidence of identification, which was a license, to be the party executing the foregoing instrument on behalf of said corporation, and acknowledged said instrument and the execution thereof, to be his free act and deed in said capacity and the free act and deed of said corporation.


Notary Public
Print Name:
My Commission Expires:

JASON R. MARINELLI
Notary Public, State of Rhode Island
My Commission Expires Oct. 25, 2025

EXHIBIT "A"

PARCEL I

That certain lot or parcel of land, with all buildings and improvements thereon, located in the Town of West Warwick, State of Rhode Island, bounded and described as follows:

Beginning at the southwesterly corner thereof at a point in the northerly line of Curson Street, said point being the southeasterly corner of land now or lately of John J. Clarke, et ux;

Thence, running easterly along the northerly line of Curson Street two hundred four and 5/10 (204.5) feet to Payan Street; thence to Gendron Street;

Thence, turning and running westerly along the southerly line of Gendron Street to land now or lately of Alice Elmer Estate;

Thence, turning and running southerly, bounded westerly in part by said Elmer land and in part by said Clarke land, to the point of beginning.

EXCEPTING, HOWEVER, that portion of the above described parcel deeded to the Town of West Warwick in Deed Book 53 at page 154.

PARCEL II

That certain tract or parcel of land with all the buildings and improvements thereon, situated on the northerly side of Curson Street, in the Town of West Warwick, County of Kent and State of Rhode Island, bounded and described as follows:

Beginning at a point in the northerly line of Curson Street, said point being the southeast corner of land now or formerly of David Bertrand and the southwest corner of the herein described parcel; thence northerly, bounded westerly by land now or formerly of David Bertrand, a distance of 154 feet more or less to a point in the southerly line of land now or formerly of Hazel Clarke; thence turning an interior angle of $92^{\circ}-00'-00''$ and heading easterly, bounded northerly in part by land of Hazel Clarke and in part by land now or formerly of Barbara Salema, a distance of 64 feet more or less to a point in the westerly line of land now or formerly of Conrad Potvin; thence turning an interior angle of $88^{\circ}-00'-00''$ and heading southerly, bounded easterly by land now or formerly of Conrad Potvin, a distance of 145 feet more or less to a point in the northerly line of Curson Street; thence an interior angle of $94^{\circ}-39'-20''$ and heading westerly, along the northerly line of Curson Street, a distance of 64.28 feet to the point and place of beginning.

Property Address:

45 Curson Street

West Warwick, RI 02893

Plat 5 Lots 79 & 659