

# UCC-1 Form

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## FILER INFORMATION

*Full name:* **ADAM S. CLAVELL, ES Q.**

*Email Contact at Filer:* **ACLAVELL@CLAVELL-LAW.COM**

## SEND ACKNOWLEDGEMENT TO

*Contact name:* **CLAVELL & ASSOCIATES PC**

*Mailing Address:* **355 UNION ST.**

*City, State Zip Country:* **NEW BEDFORD, MA 02740 USA**

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## DEBTOR INFORMATION

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

*Mailing Address:* **17 RESERVOIR RD.**

*City, State Zip Country:* **COVENTRY, RI 02816 USA**

*Org. Name:* **MIKE'S PROFESSIONAL TREE SERVICE, INC.**

*Mailing Address:* **17 RESERVOIR RD.**

*City, State Zip Country:* **COVENTRY, RI 02816 USA**

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## SECURED PARTY INFORMATION

*Org. Name:* **COASTAL1 CREDIT UNION**

*Mailing Address:* **1200 CENTRAL AVENUE**

*City, State Zip Country:* **PAWTUCKET, RI 02861 USA**

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## TRANSACTION TYPE: STANDARD

**CUSTOMER REFERENCE: \$1,500,000 LOAN**

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## COLLATERAL

ALL ASSETS OF THE DEBTOR WHICH ARE NOW OR HEREAFTER LOCATED AT, OR WHICH ARE NOW OR HEREAFTER USED OR USEFUL IN THE DEBTOR'S OPERATION OF, THE REAL PROPERTY LOCATED AT 15-17-19-21-23-27 RESERVOIR ROAD, COVENTRY, RHODE ISLAND AND 75 AIRPORT ROAD, COVENTRY, RHODE ISLAND CONDOMINIUM UNIT #3 OF THE AIRPORT ROAD CONDOMINIUM, SAID PROPERTIES BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO.

**EXHIBIT "A"**  
Legal Description

Parcel One:

Tract One: (15 Reservoir Road)

ALL THAT CERTAIN LOT, or parcel of land, with the buildings and improvements thereon, located in Spring Lake on the easterly side of Reservoir Road Road, also known as Flat River Club Road, in the Town of Coventry, County of Kent, State of Rhode Island, being bounded and described as follows:

BEGINNING at a stake, it being the northeasterly corner of the parcel herein described, said stake being eight hundred (800) feet, more or less, from land now or formerly of Alexander Bowie; thence southerly one hundred five (105) feet, more or less, bounding easterly by land now or formerly of Arthur A. Chaddick; thence westerly bounding southerly by land now or formerly of John W. Studley, III three hundred fifteen (315) feet, more or less, to the Flat River Club Road, also known as Reservoir Road; thence northerly along said Flat River Club Road, one hundred (100) feet, more or less; thence easterly three hundred fifteen (315) feet, more or less, bounded northerly by land now or formerly of Anthony J. Confreda to the point and place of beginning.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

Tract Two: (17 Reservoir Road)

ALL THAT CERTAIN LOT, or parcel of land, with the buildings and improvements thereon, located in Spring Lake on the easterly side of Reservoir Road, in the Town of Coventry, County of Kent, State of Rhode Island, being bounded and described as follows:

BEGINNING at the northeast corner of the herein-described parcel, said starting point being seven hundred (700) feet southerly from a stone wall on land now or formerly of Alexander Bowie; thence running southerly bounded easterly by land now or formerly of Arthur A. Chaddick one hundred (100) feet, more or less; thence turning and running westerly bounded southerly by land now or formerly of Edward H. Drake, et ux three hundred fifteen (315) feet, more or less; thence turning and running easterly bounded northerly by land now or formerly of Roger L Dube, et ux; three hundred fifteen (315) feet, more or less, to the point and place of beginning.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

Tract Three: (19 Reservoir Road)

ALL THAT CERTAIN LOT, or parcel of land, with the buildings and improvements thereon, located in Spring Lake in the Town of Coventry, County of Kent, State of Rhode Island, being bounded and described as follows:

BEGINNING at the northwest corner of the parcel herein described, which said starting point is six hundred (600) feet from a stone wall which is the south line of land now or formerly of Alexander Bowie; thence running southerly along a road sometimes call the Reservoir Road which runs from the State Road northerly to the Reservoir, one hundred (100) feet, more or less; thence turning and running easterly bounded southerly by land now or formerly of Warren W. Whitman, Sr., et ux three hundred fifteen (315) feet, more or less, this last line being seven hundred twenty-seven and 5/10 (727.5) feet from the said State Road; thence turning and running northerly bounded easterly by land now or formerly of John Lech one hundred (100) feet, more or less; thence turning and running westerly bounded northerly by land now or formerly of Warren Whitman, Sr. three hundred fifteen (315) feet to the point and place of beginning.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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ALTA Commitment for Title Insurance (MA ME NH RI VT) (07/01/2021)



**EXHIBIT "A"**  
Legal Description

Tract Four: (21 Reservoir Road)

ALL THAT CERTAIN LOT, or parcel of land, with the buildings and improvements thereon, located on the easterly side of Reservoir Road in the Town of Coventry, County of Kent, State of Rhode Island, being bounded and described as follows:

BEGINNING at a point in the easterly line of Reservoir Road at the southwest corner of the parcel herein described, said point of beginning being also the northwesterly corner of land now or formerly of James R. Potter; thence running easterly bounding southerly on said Potter land three hundred thirty and 47/100 (330.47) feet to land now or formerly of John E. Chaddick, et al; thence turning an interior angle of 92° 15' 18" and running northerly bounding easterly on said Chaddick land three hundred (300) feet to land now or formerly of Samuel Suorsa, et al; thence turning an interior angle of 87° 35' 18" and running westerly bounding northerly on said Suorsa land one hundred forty-six and 85/100 (146.85) feet to land now or formerly of James R. Ballantine, et ux; thence turning an interior angle of 92° 24' 42" and running southerly bounding westerly on said Ballantine land in part and in part on land now or formerly of Henry R. Alarie, et ux and in part on land now or formerly of John E. Chaddick, et al, in all a distance of two hundred twenty-five (225) feet to the southeasterly corner of said Chaddick land; thence turning and running westerly bounding northerly on said Chaddick land along the northerly line of Lot No. 4 (four) on the hereinafter referenced plat of land one hundred seventy-five (175) feet to the easterly line of Reservoir Road; thence turning an interior angle of 90° 50' 49" and running southerly bounding westerly on Reservoir Road seventy-five (75) feet to the point and place of beginning, said last-described line forming an interior angle of 90° 08' 52" with the first herein-described line.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

BEING laid out and designated as the whole of Lot No. 4 (four) and the easterly portions of Lot No. 3 (three), Lot No. 2 (two) and Lot No. 1 (one) on that certain plat of land entitled: "Plan in Sub-Division of Land in Coventry, R.I. Owned by Wilfred A. Gileau Ray C. Matteson Eng'r. October 1954", which said plat is recorded in the Coventry Land Evidence Records in Plat Book 5 at Page 30.

Tract Five: (23 Reservoir Road)

ALL THAT CERTAIN LOT, or parcel of land, with the buildings and improvements thereon, located on the easterly side of Reservoir Road in the Town of Coventry, County of Kent, State of Rhode Island, being bounded and described as follows:

BEGINNING at a point in the easterly line of Reservoir Road which point of beginning is at the northwesterly corner of the herein-described parcel and the southwest corner of land now or formerly of Service Martin; thence running easterly bounded northerly by said Martin land one hundred seventy-five (175) feet, more or less; thence turning and running southerly bounded easterly by land now or formerly of Richard E. Rathbun seventy-five (75) feet, more or less, to the northerly line of Lot No. 4 (four) on the "Plan in Sub-Division of Land in Coventry, R.I. Owned by Wilfred A. Gileau" thence turning and running westerly bounded southerly by said Lot No. 4 (four) and land now or formerly of Richard E. Rathbun one hundred seventy-five (175) feet, more or less, to the easterly line of said Reservoir Road; thence turning and running northerly along the easterly line of said Reservoir Road seventy-five (75) feet, more or less, to the point and place of beginning.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

BEING laid out and designated as the westerly portion of Lot No. 3 (three) on that certain plat of land entitled: "Plan in Sub-Division of Land in Coventry, R.I. Owned by Wilfred A. Gileau Ray C. Matteson Eng'r. October 1954", which said plat is recorded in the Coventry Land Evidence Records in Plat Book 5 at Page 30.

Tract Six: (27 Reservoir Road)

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ALTA Commitment for Title Insurance (MA ME NH RI VT) (07/01/2021)



**EXHIBIT "A"**  
Legal Description

ALL THAT CERTAIN LOT, or parcel of land, with the buildings and improvements thereon, located on the easterly side of Reservoir Road in the Town of Coventry, County of Kent, State of Rhode Island, being bounded and described as follows:

BEGINNING at a point in the easterly line of Reservoir Road which said point is the northwesterly corner of the herein-described parcel and the southwesterly corner of land now or formerly of Mary Kowal; thence running easterly bounded northerly by said Kowal land one hundred seventy-five (175) feet to land now or formerly of Wilfred A. Gileau, et ux; thence turning an angle of 87° 35' 18" and running southerly bounded easterly by said Gileau, et ux; thence turning an angle of 92° 16' 12" and running westerly bounded southerly by said Gileau land one hundred seventy-five (175) feet to the easterly line of said Reservoir Road; thence turning an angle of 84°32' 54" and running northerly along the easterly line of said Reservoir Road seventy-five (75) feet to the point and place of beginning, said last-described line forming an interior angle of 95° 35' 36" with the first herein-described line.

BE ALL SAID MEASUREMENTS, more or less, or however otherwise the same may be bounded and described.

BEING laid out and designated as the westerly one hundred seventy-five (175) feet in depth by the entire width of Lot No. 1 (one) and the easterly portions of Lot No. 3 (three), Lot No. 2 (two) and Lot No. 1 (one) on that certain plat of land entitled: "Plan in Sub-Division of Land in Coventry, R.I. Owned by Wilfred A. Gileau Ray C. Matteson Eng'r. October 1954", which said plat is recorded in the Coventry Land Evidence Records in Plat Book 5 at Page 30.

Property Address:

15-27 Reservoir Road  
Coventry, RI 02816  
AP 27/Lot 108

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Parcel Two:

Unit Number 3 of the Airport Road Condominiums, located in the Town of Coventry, created by recording of the Declaration of Condominium for the Airport Road Condominiums on September 13, 2004 at 12:58 p.m. in Book 1629 at Page 230 of the Coventry Land Evidence Records.

Together with all the rights, obligations and interests created by the Rhode Island Condominium Act, R.I.G.L. 34-36.1-1, et seq.

Also that portion of Unit 2 of the Airport Road Condominiums depicted on the Amended Plats & Plans prepared by Kirk Andrews and depicted as formerly part of Unit 2 and becoming part of Unit 3 as set forth on that Plan recorded in the Town of Coventry Land Evidence Records on September 26, 2008 as Map 1070, and as provided for in that Amendment of Declaration of Condominium of the Airport Road Condominiums recorded in Book 1817 at Page 15.

Property Address:

75 Airport Road, Unit 3  
Coventry, RI 02816  
AP 44/Lot 1-3

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