

# UCC-1 Form

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**FILER INFORMATION**

*Full name:* **ALLIE J. HUERTAS**

*Email Contact at Filer:* **AJH@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:* **TMC KEYWEST, LLC**

*Mailing Address:* **PO Box 155**

*City, State Zip Country:* **NORTH SCITUATE, RI 02857 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**

**CUSTOMER REFERENCE: IN RE: \$1,775,000.00 TERM LOAN**

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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 **PROVIDENCE, RHODE ISLAND**, commonly known as **130 MOORE STREET AND 134 MOORE STREET; PAWTUCKET, RHODE ISLAND**, commonly known as **185 COTTAGE STREET AND 187 COTTAGE STREET; CRANSTON, RHODE ISLAND**, commonly known as **1344 PLAINFIELD PIKE** and 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, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF MOORE STREET IN THE CITY AND COUNTY OF PROVIDENCE AND STATE OF RHODE ISLAND, COMPRISING LOT NOS. 12 (TWELVE) AND 13 (THIRTEEN) ON THAT CERTAIN PLAT ENTITLED, "PLAN OF EAGLE NURSERY BELONGING TO LYMAN ARNOLD SURVEYED & DRAWN BY JOHN HOWE NOVEMBER 15, 1866", AND WHICH SAID PLAT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF SAID CITY OF PROVIDENCE IN PLAT BOOK 10 AT PAGE 15 AND (COPY) ON PLAT CARD NO. 270. TOGETHER WITH A TRIANGULAR PARCEL OF LAND WEST OF LOT 13 (THIRTEEN) ON SAID PLAT.

SAID TRACT IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF MOORE STREET, ONE HUNDRED FOURTEEN AND 32/100 (114.32) FEET, MORE OR LESS, EASTERLY FROM THE EASTERLY LINE OF ELMWOOD AVENUE, SAID POINT OF BEGINNING BEING AT THE NORTHEASTERLY CORNER OF LAND NOW OR LATELY OF LISA & SUE CORP.; THENCE EASTERLY, BOUNDING NORTHERLY ON SAID MOORE STREET, A DISTANCE OF NINETY-FOUR AND 55/100 (94.55) FEET TO LAND NOW OR LATELY OF ALICE BRENNAN; THENCE TURNING AND RUNNING SOUTHERLY, BOUNDING EASTERLY ON SAID BRENNAN LAND, A DISTANCE OF ONE HUNDRED (100) FEET TO LAND NOW OR LATELY OF MAX WHITE AND WIFE; THENCE TURNING AND RUNNING WESTERLY, BOUNDING SOUTHERLY IN PART ON SAID WHITE LAND AND IN PART ON LAND NOW OR LATELY OF MARIE SQUILLACE, NINETY-FOUR AND 55/100 (94.55) FEET TO SAID LISA & SUE CORP. LAND; THENCE TURNING AND RUNNING NORTHERLY, BOUNDING WESTERLY ON SAID LAST NAMED LAND, A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OR PLACE OF BEGINNING.

Subject Property:  
(for reference purposes only)  
130 & 134 Moore Street  
Providence, Rhode Island  
AP: 44 Lots: 110 & 111

### **PARCEL II:**

That certain real estate located in the City of Pawtucket, County of Providence, State of Rhode Island, and described as follows:

Those certain lots or parcels of land, with all the buildings and other improvements thereon, situated at the northeasterly corner of Cottage Street and Saunders Street in said City of Pawtucket, laid out and designated as lots forty-one (41) and numbered forty-two (42) on that plat of land entitled "Plan of House Lots belonging to N.P. Towne, in Pawtucket, Mass. By J.

Howe April 23, 1857", which said plat is on file in the Office of the Recorder of Deeds in said City of Pawtucket on Plat Card No. 127.

Subject Property:  
(for reference purposes only)  
185 Cottage Street & 187 Cottage Street  
Pawtucket, Rhode Island  
AP: 21 Lots: 19 & 20

**PARCEL III:**

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the southwesterly side of Plainfield Street, in the City of Cranston, County of Providence and State Rhode Island, laid out and designated as lot numbered 16 (sixteen) on that plat entitled, "Brown Plat Near Gallows Bridge in Cranston, R.I. Belonging to Daniel Brown By R. S. Mowry April, 1892", which plat is recorded in the office of the City Clerk of said City of Cranston in Plat Book 5 at page 3 and on Plat Card 46.

ALSO, a triangular shaped parcel of land lying to the south of the tract hereinabove first described and touching with its westerly apex the southeast corner of said tract and is a part of Lot Numbered 20 (twenty) of the above-described plat.

Subject Property:  
(for reference purposes only)  
1344 Plainfield Street  
Cranston, RI 02920  
AP 12/2 AL 405 and 2835