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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
Keri-Ann Kreyszig 941-2088

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

McGunagle & Reidy, LTD
2088 Broad Street
Cranston, RI 02905

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME
W & G Realty, LLC

OR
1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
9 Walt's Way Narragansett RI 02882 USA

1d. TAX ID #: SSN OR EIN NOT REQUIRED IN RHODE ISLAND ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any
DLLC RI 163479 NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR
2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

2d. TAX ID #: SSN OR EIN NOT REQUIRED IN RHODE ISLAND ADD'L INFO RE ORGANIZATION DEBTOR 2e. TYPE OF ORGANIZATION 2f. JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL ID #, if any
 NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME
Webster Bank, National Association

OR
3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
40 Westminster Street, Suite 204 Providence RI 02903 USA

4. This FINANCING STATEMENT covers the following collateral:

- I. PREMISES: 9 Walt's Way, Narragansett, RI as more particularly described in Exhibit A attached hereto (the "Premises")
- II. IMPROVEMENTS: All improvements now or hereafter situated upon the Premises, together with all fixtures now or hereafter owned by the Debtor or in which Debtor has an interest (but only to the extent of such interest) and placed in or upon the Premises or the buildings or improvements thereon (collectively the "Improvements")
- III. EASEMENTS: Any easement, bridge, or right of way, contiguous or adjoining the Premises and the Improvements thereon, and all other easements, if any, inuring to the benefit of the Premises.
- IV. LEASES AND RENTS: All of the Debtor's right, title and interest in and to any leases or other agreements for use of any of the Mortgaged Property and all rents, security deposits, and other proceeds of such leases and other agreements, in each case whether now or hereafter existing, relating to the Mortgaged Property, as provided in a Collateral Assignment of Leases and Rents of even date herewith delivered by the Debtor to the Secured Party (the "Collateral Assignment")
- V. PERSONAL PROPERTY & FIXTURES: All goods, equipment, machinery, tools, and other personal property and fixtures of every kind and description now or hereafter owned by the Debtor or in which Debtor has an interest (but only to the extent of such interest) and situated or to be situated upon or used in connection with the Premises or the Improvements, together with any renewals, replacements, or additions thereto or substitutions therefore, and all proceeds and products thereof now or hereafter located at, or used in connections with the operation of the Premises or the Improvements, including without limitation the following: **SEE EXHIBIT B**

5. ALTERNATIVE DESIGNATION (if applicable): LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG. LIEN NON-UCC FILING

6. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum if applicable? 7. TO REQUEST A SEARCH REPORT, FILE A UCC11

8. OPTIONAL FILER REFERENCE DATA

Rhode Island Secretary of State



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UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME W & G Realty, LLC			
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

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11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME					
OR	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
11d. TAX ID #: SSN OR EIN NOT REQUIRED IN RHODE ISLAND	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE	

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME					
OR	12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

13. This FINANCING STATEMENT covers timber to be cut or as-extracted collateral, or is filed as a fixture filing.

14. Description of real estate:
See Exhibit A attached hereto and incorporated herein by reference.

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

16. Additional collateral description:
See Exhibit B attached hereto and incorporated herein by reference.

17. Check only if applicable and check only one box.
Debtor is a Trust or Trustee acting with respect to property held in trust or Decedent's Estate

18. Check only if applicable and check only one box.
 Debtor is a TRANSMITTING UTILITY
 Filed in connection with a Manufactured-Home Transaction — effective 30 years
 Filed in connection with a Public-Finance Transaction — effective 30 years

EXHIBIT A

That certain lot or parcel of land with all buildings and improvements thereon, situated on the westerly side of Walts Way, so-called, in the Town of Narragansett, County of Washington, State of Rhode Island, bounded and described as follows:

Beginning at a point, this point being located 150.00 feet south of an existing stone bound, this stone bound being located on the southerly Right of Way of South Pier Road at the northeasterly most corner of Lot 1, on a plat entitled, "Wright's Way Development, a Subdivision of Lot 284, Plat P, Town of Narragansett, R.I., January, 1978, Scale - 1" - 100'," said plat being recorded in the Town Clerk's Office, Town of Narragansett, County of Washington, State of Rhode Island, thence continuing southerly 105.09 feet to a point, this course bounded westerly by land now or formerly of the Estate of Marion Blydenburgh, thence turning an interior angle of 169 degrees-29 minutes-29 seconds, and continuing southerly 155.17 feet to the northerly Right of Way of Walt's Way, the previous mentioned course bounded westerly by land now or formerly of Charles E. and Barbara E. Wright, thence turning an interior angle of 87 degrees-11 minutes-16 seconds, and running easterly 24.70 feet to a point of curvature, thence continuing easterly and northerly to the left, along a curve this curve having a central angle of 77 degrees-44 minutes-00 seconds and a radius of 125.00 feet, a distance of 169.59 feet to a point of tangency, thence continuing northerly 30.37 feet to a point, thence turning an interior angle of 179 degrees-34 minutes-00 seconds, and continuing northerly 146.49 feet to a point, thence turning an interior angle of 182 degrees-12 minutes-30 seconds, and continuing northerly 8.36 feet to a point; the five (5) previous mentioned courses along the northerly and westerly Right of Way of Walt's Way, thence turning an interior angle of 89 degrees-33 minutes-55 seconds, and running westerly 120.01 feet to the point and place of beginning, the last mentioned courses making an interior angle of 97 degrees-22 minutes-13 seconds with the first mentioned course, the previous mentioned course through land now or formerly of Charles E. and Barbara E. Wright; or however otherwise bounded and described.

EXCEPTION: the parcel of land being conveyed herein does not include the portion of land transferred from the grantors herein to Charles E. Wright and Barbara E. Wright, as Joint Tenants, by Quit-Claim Deed signed by the grantors on July 30, 1986 and recorded in the Narragansett Land Evidence Records on September 3, 1986 at 1:07 p.m., in Book 192 at Page 772. The parcel being excepted contains 17,424 square feet.

The grantors herein are conveying that parcel of land identified as Lot No. 5 on the Narragansett Tax Assessor's Plat P 284 as presently constituted.

This conveyance is subject to any and all easements, agreements and conditions of record.

EXHIBIT B

A. **EQUIPMENT, ETC:** All of the Debtor's interest in and to all machinery, equipment, fixtures, inventory, goods, materials, supplies, records, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, licenses, other rights, bank deposits and other accounts, cash, policies and certificates of insurance, and general intangibles, whether now or hereafter existing, for use on or in connections with the Premises.

B. **PROCEEDS FOR DAMAGE TO THE MORTGAGED PROPERTY:** All proceeds (including without limitation, insurance and condemnation proceeds) paid for any damage done to the Mortgaged Property or any part thereof, or for any portion thereof appropriated for any character of public or quasi-public use in accordance with the provisions, terms, and conditions hereinafter set forth.

C. **UTILITY DEPOSITS:** All right, title and interest of the Debtor in and to all monetary deposits which Debtor has been or will be required to give to any public or private utility with respect to utility services furnished or to be furnished to the Premises or the Improvements.

D. **RECORDS:** All of the records and books of account now or hereafter maintained by Debtor in connection with the operation of the Premises and the Improvements.

E. **NAME AND GOODWILL:** The right, in event of foreclosure hereunder of the Mortgaged Property, to take and use any name by which the Mortgaged Property is then known or any variation of the words thereof, and the goodwill of Debtor with respect thereto.