

UCC-1 Form

FILER INFORMATION

Full name: **JASON R. MARINELLI ESQ.**

Email Contact at Filer: **TITLEORDERS@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: **HARBOUR REALTY, LLC**

Mailing Address: **WAITE'S WHARF**

City, State Zip Country: **NEWPORT, RI 02840 USA**

Org. Name: **WEST WIND MARINA, LLC**

Mailing Address: **WAITE'S WHARF**

City, State Zip Country: **NEWPORT, RI 02840 USA**

SECURED PARTY INFORMATION

Org. Name: **WEBSTER BANK, N.A.**

Mailing Address: **145 BANK STREET**

City, State Zip Country: **WATERBURY, CT 06702 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 21-774

COLLATERAL

SEE ATTACHED LEGAL

SECURED PARTY: Webster Bank, NA (LENDER)

DEBTOR: Harbour Realty LLC, and West Wind Marina, LLC

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 25 Waites Wharf, Newport, RI 02840; 0 Waites Wharf, Newport RI 02840 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 Harbour Realty LLC, and West Wind Marina, LLC (the "Debtor") in which the Secured Party may in the future be granted an interest;
- (d) Any and 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 into as a sealed instrument as of the 30th day of November, 2021

Harbour Realty, LLC, a Rhode
Island Limited Liability Company


By: Thomas Abruzese
Its: Manager

West Wind Marina, LLC, a Rhode
Island Limited Liability Company


By: Thomas Abruzese
Its: Manager

STATE OF RHODE ISLAND
COUNTY OF NEWPORT

On this 30th day of November, 2021 before me personally appeared Thomas Abruzese in his capacity as manager of Harbour Realty, LLC and Manager of West Wind Marina, LLC, to me known and known by me to be the party executing the foregoing instrument, and acknowledged said instrument and the execution thereof, to be his free act and deed.


NOTARY PUBLIC

My Commission expires: 5.26.22

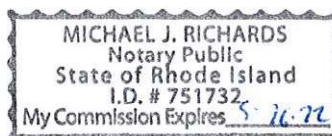


EXHIBIT "A"

INST: 00140219
BK: 3051 PG: 241

0 Waites Wharf; TAP 32 Lot 268

All that certain lot or parcel of land with the buildings and improvements thereon, situate in said City of Newport, County of Newport and State of Rhode Island, bounded and described as follows:

Beginning at the northeast corner of said lot, bounded easterly by land now or formerly of Waites Wharf Realty Associates and northerly by Waites Wharf;

Thence running southerly a distance of 81.32 feet to a corner bounded easterly by land now or formerly of Martin and Margaret Caine and southerly by land now or formerly of Coddington Landing Condominiums;

Thence turning an interior angle of 92°31'50" and running westerly a distance of 395.2 feet to a corner bounded southerly by Coddington Landing Condominiums and westerly by Newport Harbor;

Thence turning an interior angle of 95°14'37" and running a distance of 78.23 feet to a corner bounded westerly by Newport Harbor and northerly by Waites Wharf;

Thence turning an interior angle of 85°13'39" and running a distance of 405.95 feet to the beginning.

The interior angle between the first course and the last course being 86° 59' 54".

25 Waites Wharf; TAP 32 Lot 155

All that certain piece and parcel of land, being Lot 155 as set forth on that certain survey plan entitled, "Project Owner: Newport Coastal Partnership, Location: Thames Street, Newport, RI 02840, dated July 20, 1989, Sumner E. Ellsworth, Registered Land Surveyor, Scale 1"=20'", and recorded in the office of the Land Evidence Records of the City of Newport, bounded and described as follows:

Beginning at the southeast corner of said lot bounded easterly by land now or formerly of William R. Casey, et als and southerly by Waites Wharf;

Thence running westerly a distance of 427.00 feet to a corner bounded southerly by Waites Wharf and westerly by Newport Harbor;

Thence turning an interior angle of 95°20'26" and running northerly a distance of 160.76 feet to a corner bounded westerly and northerly by Newport Harbor;

Thence turning an interior angle of 85°59'34" and running easterly 443.25 feet to a corner bounded northerly and easterly by West Extension Street;

Thence turning an interior angle of 88° 16'27" and running southerly a distance of 170.38 feet to the point of beginning.

The interior angle of the last course with the first course being 90°23'33".

LAURA C SWISTAK
CITY OF NEWPORT
CITY CLERK
Nov 30, 2021 02:27P
BOOK: 3051 PAGE: 238