

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) David C. Kmetz, VP-401-348-1216
B. E-MAIL CONTACT AT FILER (optional) dckmetz@washtrust.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>The Washington Trust Company 23 Broad Street Westerly, RI 02891 Attn: David C. Kmetz, VP</p> </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 Margin Street Marine, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 73 Margin Street		CITY Westerly	STATE RI	POSTAL CODE 02891
				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 65 Margin Street, LLC				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS 65 Margin Street		CITY Westerly	STATE RI	POSTAL CODE 02891
				COUNTRY USA

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 The Washington Trust Company				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 23 Broad Street		CITY Westerly	STATE RI	POSTAL CODE 02891
				COUNTRY USA

4. COLLATERAL This financing statement covers the following collateral:

all of the Debtor's fixtures furniture and materials, all equipment associated thereto and all floating and fixed docks, piers and/or slips, which comprise the system of dockage and wharfage operated by the Debtor including all floatation, fuel and sanitary pump out docking stations, electrical and mechanical services and/or structures incorporated therein or thereon, all accessions and additions thereto and all substitutions and replacements thereto and to the extent not listed above as original collateral proceeds and products of the foregoing. Which collateral is located at the property owned by the Debtors at 65 & 73 Margin Street, Westerly, Rhode Island as further bounded and described on Exhibit A.

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 Transferring Utility Agricultural Lien Non-UCC Filing

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

8. OPTIONAL FILER REFERENCE DATA:

EXHIBIT "A"

ALL THAT CERTAIN LOT, or parcel of land, with the buildings and improvements thereon, situated in the Town of Westerly, County of Washington, State of Rhode Island, being bounded and described as follows:

BEGINNING at the southwesterly corner thereon on the easterly bank of the Pawcatuck River, adjoining land now or formerly of John Douglas and Hannah T. Douglas; thence running easterly to Margin Street; thence northerly one hundred thirty-two (132) feet; thence westerly parallel with the first-mentioned line of the back of said Pawcatuck River; and thence southerly to the point and place of beginning.

Bounded easterly by said Margin Street; northerly by land now or formerly of Loretta G. Kelley; westerly by Pawcatuck River; and southerly by land now or formerly of John Douglas and Hannah T. Douglas.

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

BEING designated as Lot 57 on Tax Assessor's Plat 86 of the Town of Westerly, as presently constituted, for reference purposes only.

73 Margin Street
Westerly, Rhode Island

EXHIBIT A

That certain tract or parcel of land, together with all dwellings, buildings and improvements situated thereon, located on the westerly side of Margin Street, in the Town of Westerly, County of Washington and State of Rhode Island, bounded and described as follows:

BEGINNING at a point in the westerly line of Margin Street, said point being the northeasterly corner of the parcel of land herein described and the southeasterly corner of land, now or formerly of the Town of Westerly, said point of beginning also being the northeasterly corner of that parcel of land described in "Schedule A - Part 2" of that certain deed recorded in Westerly Land Evidence Volume 372 - Page 143;

THENCE running southerly, along the westerly line of Margin Street, a distance of 130 feet, more or less to a spike set in the pavement at the northerly face of a concrete curb retaining wall, said spike marking the southeasterly corner of the parcel of land herein described and the northeasterly corner of other land of Geoffrey G. & Mary S. Curtin, said point also being the northeasterly corner of land conveyed by George E. Tobin III to said Geoffrey G. & Mary S. Curtin as recorded in Westerly Land Evidence Volume 652 - Page 227;

THENCE turning and running westerly, along the northerly face of said concrete curb retaining wall, bounded southerly by said Curtin land, a distance of 108.69 feet to a spike set in the stump of a cut tree;

THENCE continuing westerly, running in the same direction as the last mentioned course, bounded southerly by said Curtin land, a distance of 138 feet, more or less to the mean high water line of the Pawcatuck River, said point being the southwesterly corner of the parcel of land herein described and the northwesterly corner of said Curtin land;

THENCE turning and running northerly, westerly and northerly, following the mean high water line of the Pawcatuck River, bounded westerly, southerly and westerly, respectively, by said Pawcatuck River, a total distance of 255 feet, more or less to the northwesterly corner of an existing bulkhead, said point being the northwesterly corner of the parcel of land herein described;

THENCE turning and running easterly, along the mean high water line of the Pawcatuck River and also along the northerly side of said bulkhead, a distance of 25 feet, more or less to the westerly end of a stone wall, said point being the southwesterly corner of said Town of Westerly land, herebefore mentioned;

THENCE continuing easterly, bounded northerly by said Town of Westerly land, a distance of 335 feet, more or less to the westerly line of Margin Street and the point and place of beginning.

65 Margin Street, Westerly, RI 02891 - AP 86 AL 60