

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div>USDA, Farm Service Agency 60 Quaker Lane, Suite 49 Warwick, RI 02886</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 Newport Vineyards and Winery, LLC				
OR 1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 909 East Main Road	CITY Middletown	STATE RI	POSTAL CODE 02842	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				
OR 2b. INDIVIDUAL'S SURNAME Nunes	FIRST PERSONAL NAME John	ADDITIONAL NAME(S)/INITIAL(S) F		SUFFIX Jr
2c. MAILING ADDRESS 385 Wapping Road	CITY Portsmouth	STATE RI	POSTAL CODE 02841	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 USDA, Farm Service Agency				
OR 3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 60 Quaker Lane, Suite 49	CITY Warwick	STATE RI	POSTAL CODE 02841	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

A turnkey 52.8 kW PV solar panel roof mount system, consisting of 173,305 Watt modules with Two (2) SMA Sunny Tripower 20 kW string inverters, racking, connectors, combiner boxes, conduit, and interconnect wiring included. Deck monitoring system. The system is affixed to the roof of the real estate located at 909 East Main Road, Middletown, RI 02842

1 John Deere 5083 Utility tractor, Model JDQ5083EN together with all attachments, accessories, and components.

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 Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

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

☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

Newport Vineyards and Winery, LLC

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

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10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

Nunes Farms, LLC

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

909 East Main Road

Middletown

RI

02842

USA

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:
☐ covers timber to be cut ☐ covers as-extracted collateral ☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):
Sulky Rhode, LLC
909 East Main Road
Middletown, RI 02842

16. Description of real estate:
See attached Exhibit A

17. MISCELLANEOUS:

EXHIBIT A

Legal Description Middletown AP 118 Lots 25B & 132

That certain tract of or parcel of land situated in the town of Middletown, County of Newport, State of Rhode Island and bounded and described as follows:

Beginning at a granite bound at the southwest corner of said parcel;

thence running northerly, bounded westerly by land now or formerly of Narragansett Electric Company, for a distance of four hundred forty nine and fifty nine hundredths (449.59) feet to a granite bound at a corner;

thence turning an interior angle of $113^{\circ}-22'-14''$ and running northeasterly, bounded northwesterly by land now or formerly of Alan Perry and Benjamin Paster, for a distance of one hundred three and six hundredths (103.06) feet to a concrete bound at a corner;

thence turning an interior angle of $245^{\circ}-18'-07''$ and running northerly, bounded westerly by said Perry and Paster land, for a distance of one hundred seventy three and seventy five hundredths (173.75) feet to a concrete bound at a corner;

thence turning an interior angle of $257^{\circ}-09'-27''$ and running northwesterly, bounded southwesterly by said Perry and Paster land, for a distance of four hundred eighteen and eighteen hundredths (418.18) feet to a concrete bound on the southeasterly street line of East Main Road;

thence turning an interior angle of $76^{\circ}-10'-18''$ and running northeasterly along the southeasterly line of East Main Road, for a distance of four hundred fifty seven and four hundredths (457.04) feet to an angle;

thence turning and interior angle of $181^{\circ}-06'-43''$ and continuing northeasterly along the southeasterly line of East Main Road, for a distance of two hundred thirty seven and seventy two hundredths (237.72) feet to a rebar at an angle;

thence turning an interior angle of $179^{\circ}-29'-05''$ and continuing northeasterly along the southeasterly line of East Main Road for a distance of two hundred eighty eight and forty six hundredths (288.46) feet to a point of curvature;

thence curving to the right along the southerly street line of Meadow Lane along the arc of a curve having a radius of 25.00 feet, a central angle of $78^{\circ}-03'-55''$ and a length of thirty four and six hundredths (34.06) feet to a point of tangency;

thence running southeasterly along the southwesterly street line of Meadow Lane for a distance of sixty three and ten hundredths (63.10) feet to an angle;

thence turning an interior angle of $192^{\circ}-44'-01''$ and running easterly along the southerly line of Meadow Lane for a distance of four hundred four and forty nine hundredths (404.49) feet to a concrete bound at a point of curvature;

thence curving to the left along the arc of a curve having a radius of 250.00 feet, a central angle of $8^{\circ}-44'-28''$ and a length of thirty eight and fourteen hundredths (38.14) feet to a corner;

thence running southerly, bounded easterly by land now or formerly of the town of Middletown, for a distance of fifty nine and ninety one hundredths (59.91) feet to a corner;

thence turning an interior angle of $270^{\circ}-00'-00''$ and running easterly bounded northerly by land now or formerly of the town of Middletown for a distance of twenty one and fifty two hundredths (21.52) feet to a corner;

thence turning an interior angle of $88^{\circ}-23'-37''$ and running southerly, bounded easterly by land now or formerly of Nunes Motor Company, for a distance of one hundred eighty two and nineteen hundredths (182.19) feet to a corner;

thence turning an interior angle of $274^{\circ}-39'-50''$ and running easterly, bounded northerly by said Nunes Motor Company land, for a distance of one hundred thirty six and forty five hundredths (136.45) feet to a corner;

thence running in a general southerly direction along the centerline of a brook, bounded easterly by land now or formerly of MR4AJV Limited Partnership, for a distance of one thousand two hundred sixty (1,260.00) feet, more or less, to a corner at the center line of a stone wall;

thence running westerly along the center line of a stone wall, bounded southerly by land now or formerly of May Sharon and William Corey, for a distance of seven hundred thirty four and nine hundredths (734.09) feet to a drill hole at an angle;

thence turning an interior angle of $207^{\circ}-02'-14''$ and running southwesterly along the centerline of a stone wall, bounded southeasterly by land now or formerly of Mary Sharon and William Cory, for a distance of one hundred eighty and ninety eight hundredths (180.98) feet to a metal shaft at an angle;

thence turning an interior angle of $178^{\circ}-42'-05''$ and continuing southwesterly, bounded southeasterly in part by said Sharon and Cory land and in part by land now or formerly of the town of Middletown, for a distance of ninety nine and thirty three hundredths (99.33) feet to the point and place of beginning;

said last course forms an interior angle of $63^{\circ}-57'-43''$ with the first described course.

Said parcel contains 30.52 acres, more or less.