

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Alexandra W. Pezzello, Esq. (401) 861-8200
B. E-MAIL CONTACT AT FILER (optional) mlb@psh.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <input type="checkbox"/> Partridge Snow & Hahn LLP 40 Westminster, Suite 1100 Providence, RI 02903 <input type="checkbox"/>

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 Coastal Extreme Brewing Company, LLC	FIRST PERSONAL NAME			ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
OR 1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME			ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 293 JT Connell Road	CITY Newport	STATE RI	POSTAL CODE 02840	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 CEB LLC	FIRST PERSONAL NAME			ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
OR 2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME			ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2c. MAILING ADDRESS 293 JT Connell Road	CITY Newport	STATE RI	POSTAL CODE 02840	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 Rhode Island Industrial Facilities Corporation	FIRST PERSONAL NAME			ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
OR 3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME			ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 315 Iron Horse Way, Suite 101	CITY Providence	STATE RI	POSTAL CODE 02908	COUNTRY USA		

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

The Collateral consists of all Gross Receipts, Loan Repayments, and other monies and Collateral pledged pursuant to that certain Loan and Security Agreement dated July 1, 2021 by and among Debtors and Secured Parties, and as more fully described on Exhibit A attached hereto and made a part hereof.

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  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  
To be filed with the Rhode Island Secretary of State

# 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  
Coastal Extreme Brewing Company LLC

OR 9b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S) INITIALS: SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10 DEBTOR'S NAME Provide: 10a or 10b; only use 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 10:

10a ORGANIZATION'S NAME  
Radiant Pig Beer Company LLC

OR 10b INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S) INITIALS: SUFFIX

10c MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

293 JT Connell Highway Newport RI 02840 Usa

11  ADDITIONAL SECURED PARTY'S NAME or  ASSIGNOR SECURED PARTY'S NAME Provide only one name of 11a or 11b.

11a ORGANIZATION'S NAME  
Dime Bank

OR 11b INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S) INITIALS: SUFFIX

11c MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

290 Salem Turnpike Norwich CT 02360 USA

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 1 number to be col.  covers as-extracted collateral  is filed as a future filing

15 Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest)

16 Description of real estate

17 MISCELLANEOUS  
To be filed with the Rhode Island Secretary of State

# 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  
Coastal Extreme Brewing Company LLC

OR

9b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S), INITIAL(S) SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10 DEBTOR'S NAME Provide 10a or 10b only and 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  
AOFJTCNEWRI001, LLC

OR

10b INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S), INITIAL(S) SUFFIX

10c MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

293 JT Connell Highway Newport RI 02840 USA

11  ADDITIONAL SECURED PARTY'S NAME or  ASSIGNOR SECURED PARTY'S NAME Provide only 2nd name if 1a or 11b.

11a ORGANIZATION'S NAME  
Dime Bank

OR

11b INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S), INITIAL(S) SUFFIX

11c MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

290 Salem Turnpike Norwich CT 02360 USA

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) 16 Description of real estate

17 MISCELLANEOUS  
To be filed with the Rhode Island Secretary of State

**EXHIBIT A**

**DEBTORS:**

**Coastal Extreme Brewing Company LLC**  
293 JT Connell Highway  
Newport, Rhode Island 02840

**CEB LLC**  
293 JT Connell Highway  
Newport, Rhode Island 02840

**AOFJTCNEWRI001, LLC**  
293 JT Connell Highway  
Newport, Rhode Island 02840

**CEB LLC**  
293 JT Connell Highway  
Newport, Rhode Island 02840

**SECURED PARTY:**

**Rhode Island Industrial Facilities Corporation**  
315 Iron Horse Way, Suite 101  
Providence, Rhode Island 02908

**ASSIGNED SECURED PARTY:**

**Dime Bank**  
290 Salem Turnpike  
Norwich, Connecticut 06360

The Collateral consists of all Gross Receipts, Loan Repayments (as hereinafter defined), and other monies and Collateral pledged pursuant to that certain Loan and Security Agreement dated July 1, 2021, and as more fully described as follows:

All Gross Receipts of the Debtor pledged pursuant to that certain Loan and Security Agreement dated July 1, 2021 (the "Agreement") by and among Debtor, the Rhode Island Industrial Facilities Corporation, and Dime Bank, executed in connection with the issuance of the Economic Development Revenue Bonds (Tax-Exempt) Series 2021 in the principal amount of \$4,825,000 (the "Bonds"), consisting of the Revenues and all receipts, revenues, income and other moneys received by or on behalf of the Debtors, including, but without limiting the generality of the foregoing, revenues derived from the operations of the Facilities (as hereinafter defined), the Project (as hereinafter defined) and from all other projects of the Debtors and all rights to receive the same whether in the form of accounts receivable, accounts, contract rights or other rights, and the proceeds of such rights, whether now existing or hereafter coming into existence and whether now owned or held or hereafter acquired by the Debtor; provided, however, that gifts, grants, bequests, donations and contributions heretofore or hereafter made,

designated at the time of making thereof by the donor or maker as being for certain specific purposes, and the income derived therefrom to the extent required by such designation, shall be excluded from Gross Receipts.

As further security for its obligations to make Loan Repayments, and for its other payment obligations under the Agreement, the Debtors grant to the Secured Party a security interest in the interest in the moneys to be advanced pursuant to the terms of the Agreement (and all funds and investments held from time to time in the funds), if any, established under the Agreement.

"Facilities" means the facilities financed or refinanced with the proceeds of the Bonds more particularly described as the Project.

"Loan Repayments" shall mean the payments so designated and required to be made by the Debtors, and being installment payments, in the manner and at the times set forth in the Bonds, in sums sufficient to pay the principal of, interest and late charges payable on the Bonds.

"Project" means (a) the acquisition of real property located at 289-298 JT Connell Highway, Newport, Rhode Island more particularly described as Newport Tax Assessor Map 03 Lots 35 and 36; (b) the rehabilitation and expansion of a brewing and distilling facility located at the Mortgaged Property; and (c) the acquisition and installation of specialized brewing and distilling equipment to be used by Debtor in Debtor's operations at the Mortgaged Property.