



UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) James A. Briden 401-723-1122
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Blais Cunningham & Crowe Chester, LLP 150 Main Street Pawtucket, RI 02860

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 Boral Properties, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 111-05 101 Avenue		CITY Richmond Hill	STATE NY	POSTAL CODE 11419
			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	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
				COUNTRY

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 Navigant Credit Union				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 1005 Douglas Pike		CITY Smithfield	STATE RI	POSTAL CODE 02917
				COUNTRY USA

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

Schedules A and B are attached.

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 <u>only</u> if applicable and check <u>only</u> one box:			6b. Check <u>only</u> if applicable and check <u>only</u> one box:	
<input type="checkbox"/> Public-Finance Transaction	<input type="checkbox"/> Manufactured-Home Transaction	<input type="checkbox"/> A Debtor is a Transmitting Utility	<input type="checkbox"/> Agricultural Lien	<input type="checkbox"/> Non-UCC Filing

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

8. OPTIONAL FILER REFERENCE DATA:

SCHEDULE A

That certain lot or parcel of land with all buildings and improvements thereon, located on the northerly line of Sylvian Street in the City of Central Falls, County of Providence, State of Rhode Island and bounded and described as follows:

Beginning at a point on the northerly line of Sylvian Street at the southeast corner of the herein described parcel and the southwest corner of land now or formerly of Joseph P. Iacofano, said point being One hundred forty-five and 5/100 (145.5) feet more or less westerly from the westerly line of Broad Street;

Thence: Running northerly along said Iacofano land fifty-eight and 93/100 (53.93) feet;

Thence: Turning an angle to the right of 90° 28' 32" and running westerly along the land now or formerly of BID Carter's, LLC and along the land now or formerly of Mario M. Barberio ninety-seven and 50/100 (97.50) feet;

Thence: Turning an angle to the right of 89° 31' 28" and running southerly fifty-nine and 74/100 (59.74) feet to the northerly line of Sylvian Street;

Thence: Turning an angle to the right of 90° 00' 00" and running easterly along the northerly line of Sylvian Street ninety-seven and 50/100 (97.50) feet to the point and place of beginning and forming an interior angle of 90° 00' 00" with the first mentioned course and containing by computation 5,785 square feet of land.

Meaning and intending to describe AP. 4 Lot 34 as shown on that plan entitled "CENTRAL FALLS, RI ADMINISTRATIVE SUBDIVISION FOR CAPE COURARA, LLC AND REUBEN D. VELASQUEZ CLASS I SURVEY OF A.P. 4 LOTS 34 AND 35 SYLVIAN STREET SURVEYED BY MARSH SURVEYING, INC. 640 GEO WASH. HWY, LINCOLN, RI (401)334-0600 ZONE R-3 MAY 20, 2003" Revised 06/11/03.

Property Address: 27 Sylvian Street, Central Falls, RI, 02863
Assessor's Plat No: 4 Lot No: 34

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the southerly side of Summer Street, in the City of Central Falls, County of Providence, State of Rhode Island, laid out and designated as Lot #111 (one hundred eleven) on that plat of land entitled "PARTITION OF LANDS IN PAWTUCKET AND LINCOLN, BELONGING TO THE HEIRS OF PARDON MILLER, MADE JANUARY 1879 BY GEORGE W. HALL, F.N. BALLOU AND JAMES H. MUMFORD, COMMISSIONERS APPOINTED BY THE COURT OF COMMON PLEAS, DECEMBER TERM, A.D. 1878," which lots being included in that plat of said Partition entitled "The Dexter Street Plat of Land, situated in Lincoln, Belonging to the Heirs of Pardon Miller, Surveyed November 11, 1874 and drawn January 8, 1879 by George C. Tingley, C.E." which plat is recorded in the Records of Land Evidence in said City of Central Falls to which reference may be made.

Also, that certain lot or parcel of land, situated in the rear of Rand Street, in said City of Central Falls, bounded and described as follows:

Beginning at a point of the westerly line of Lot No. 24 on that plat entitled "Plan of Land Belonging to the Heirs of Franklin P. Rand, in Lincoln, R.I. by John Howe, May, 1892", said point being 130.45 feet north from the northerly line of Rand Street and the southwest corner of the premises hereby described; thence northerly along said westerly line of said lot No. 24 15 feet; thence easterly along the northerly line of said Lot No. 24 and bounded northerly by the parcel first hereinabove described in-part and in part on land of Paul A. Beard 50 feet; thence southerly along the easterly line of said Lot No. 24 as above described 15 feet; thence westerly bounded southerly by land of Ronald J. and Diane M. Rabczak, 50 feet to the point or place of beginning.

Property Address: 122-124-126 Summer Street, Central Falls, RI 02863
Assessor's Plat No: 6 Lot No: 111

SCHEDULE B

Borrower: Boral Properties, LLC

Property: 122-126 Summer Street, Central Falls, RI
27 Sylvian Street, Central Falls, RI

Date of Closing: February 16, 2016

Lender: Navigant Credit Union

Any and all fixtures, machinery, equipment and other personal property of every kind, now or hereinafter located in or upon or affixed to the Premises or Improvements located at 122-126 Summer Street and 27 Sylvian Street, Central Falls, RI, as more particularly described on Schedule A attached hereto, or any part thereof, or now or hereafter used or to be used in connection with any present or future operation of the Premises or Improvements, or any part thereof, and now owned or hereafter acquired by Mortgagor, or in which Mortgagor now or hereafter has an interest, including, without limitation, any and all (i) all fixtures, appliances, furniture, equipment, furnishings, or other personal property now owned or hereinafter acquired by Mortgagor, and Mortgagor's interest in any fixtures, appliances, furniture, equipment under lease or otherwise, and used in connection with or located on the Premises; (ii) all permits, licenses and approvals granted, given or issued in connection with the occupancy, use and operation of the Premises; (iii) all books and records relating to the operation and maintenance of the Premises; (iv) all plans, specifications and contracts relating to construction on the Premises and (v) all materials, supplies and improvements thereon whether or not the same are located on the Premises and Mortgagor does hereby grant and convey to Mortgagee a security interest therein.