

Filing Fee: \$150.00



**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**

Office of the Secretary of State  
Division of Business Services  
148 W. River Street  
Providence, Rhode Island 02904-2615

2014 JUN -3 PM 1:01  
DIVISION OF BUSINESS SERVICES  
STATE OF RHODE ISLAND

**LIMITED LIABILITY COMPANY**

**ARTICLES OF ORGANIZATION**

Pursuant to the provisions of Chapter 7-16 of the General Laws of Rhode Island, 1956, as amended, the following Articles of Organization are adopted for the limited liability company to be organized hereby:

1. The name of the limited liability company is:

Harnett Realty LLC

2. The address of the limited liability company's resident agent in Rhode Island is:

245 Waterman Street, Suite 401

Providence

, RI 02906

(Street Address, not P.O. Box)

(City/Town)

(Zip Code)

and the name of the resident agent at such address is Norman Jay Bolotow

(Name of Agent)

3. Under the terms of these Articles of Organization and any written operating agreement made or intended to be made, the limited liability company is intended to be treated for purposes of federal income taxation as:

**(Check one box only)**

☐ a partnership or ☐ a corporation or ☒ disregarded as an entity separate from its member

4. The address of the principal office of the limited liability company if it is determined at the time of organization:

33 Coveside Court, Warwick, RI 02818

(If not determined, so state)

5. The limited liability company has the purpose of engaging in any lawful business, and shall have perpetual existence until dissolved or terminated in accordance with Chapter 7-16, unless a more limited purpose or duration is set forth in paragraph 6 of these Articles of Organization.

1:01 pm  
**FILED**

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6. Additional provisions, if any, not inconsistent with law, which the members elect to have set forth in these Articles of Organization, including, but not limited to, any limitation of the purposes or duration for which the limited liability company is formed, and any other provision which may be included in an operating agreement:

**See Exhibit A attached hereto and made a part hereof.**

7. Management of the Limited Liability Company (check one only):

- A. The limited liability company is to be managed ☐ by its members. *(If you have checked this box, go to item No. 8 – DO NOT LIST ANY NAMES IN SECTION B.)*

**or**

- B. The limited liability company is to be managed ☒ by one (1) or more managers. *(If the limited liability company has managers at the time of the filing of these Articles of Organization, state the name and address of each manager.)*

<u>Manager</u>	<u>Address</u>
John M. Harnett	33 Coveside Court, Warwick, RI 02818

8. The date these Articles of Organization are to become effective, if later than the date of filing, is:

(not prior to, nor more than 30 days after, the filing of these Articles of Organization)

Name and Address of Authorized Person:

Norman Jay Bolotow

245 Waterman Street, Suite 401

Providence, RI 02906

Under penalty of perjury, I declare and affirm that I have examined these Articles of Organization, including any accompanying attachments, and that all statements contained herein are true and correct.

Date:

June 3, 2014

Norman Jay Bolotow  
Signature of Authorized Person

Harnett Realty LLC

Exhibit A to the  
Articles of Organization

Article SIXTH: Additional provisions not inconsistent with law set forth in these Articles of Organization:

- I. A Manager (as herein defined) of the limited liability company shall not be personally liable to the limited liability company or to its members for monetary damages for breach of any duty provided for in Section 7-16-17 of the General Laws of Rhode Island, 1956, as amended (the "General Laws"), except for (i) liability for breach of the Manager's duty of loyalty to the limited liability company or its members, (ii) liability for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) liability imposed pursuant to the provisions of Section 7-16-32 of the General Laws, or (iv) liability for any transaction from which the Manager derived an improper personal benefit, unless said transaction was with the informed consent of the members or a majority of the disinterested managers. If the General Laws are amended after the adoption of this Article SIXTH to authorize action further eliminating or limiting the personal liability of Managers, then the liability of each Manager of the limited liability company shall be eliminated or limited to the fullest extent permitted by the General Laws, as so amended. Neither the amendment nor repeal of this Article SIXTH nor the adoption of any provision of these Articles of Organization inconsistent with this Article SIXTH shall eliminate or reduce the effect of this Article SIXTH in respect to any matter occurring, or any cause of action, suit or claim relating to any matter occurring, prior to such amendment, repeal or adoption of an inconsistent provision.
- II. (A) The members of the limited liability company may include provisions in the limited liability company's operating agreement which provide that each member, Manager, agent or employee, past or present, of the limited liability company (an "Indemnified Person"), shall be indemnified in the manner and to the extent permitted by the General Laws, or as shall be otherwise provided in said operating agreement.  
  
(B) In addition to the authority conferred upon the member and Managers of the limited liability company by the foregoing paragraph (A), the members of the limited liability company may include provisions in the operating agreement, or the Managers may authorize agreements to be entered into with each Indemnified Person, for the purpose of indemnifying such person in the manner and to the extent provided herein.

- (i) The operating agreement provisions or agreements authorized hereby may provide that the limited liability company shall, subject to the provisions of this Article SIXTH II (B), pay on behalf of an Indemnified Person any Loss or Expenses (each as herein defined) arising from any claim or claims which are made against the Indemnified Person (whether individually or jointly with other Indemnified Persons) by reason of any Covered Act (as herein defined) of the Indemnified Person.
- (ii) For the purpose of this Article SIXTH II(B), when used herein
  - (1) "Manager(s)" means any or all of the Managers of the limited liability company or those one or more members or other persons who are exercising any powers normally vested in the Managers;
  - (2) "Loss" means any amount which an Indemnified Person is legally obligated to pay for any claim for Covered Acts and shall include, without being limited to, damages, settlements, fines, penalties or, with respect to employee benefit plans, excise taxes;
  - (3) "Expenses" means any expenses incurred in connection with the defense against any claim for Covered Acts, including, without being limited to, legal, accounting or investigative fees and expenses or bonds necessary to pursue an appeal of an adverse judgment; and
  - (4) " Covered Act" means any act or omission of an Indemnified Person in the Indemnified Person's official capacity with the limited liability company and while serving in such capacity or while serving at the request of the limited liability company as a member of the governing body, Manager, Officer, employee or agent of another limited liability company, including, but not limited to, any entities which are subsidiaries or affiliates of the limited liability company, corporation, partnership, joint venture, trust, other enterprise or employee benefit plan.
- (iii) The operating agreement provisions or agreements authorized hereby may cover Loss or Expenses arising from any claims made against a retired Indemnified Person the estate, heirs or legal representative of a deceased Indemnified Person or the legal representative of an incompetent, insolvent or bankrupt Indemnified Person, where the Indemnified Person was an Indemnified Person at the time the Covered Act upon which such claims are based occurred.
- (iv) Any operating agreement provisions or agreements authorized hereby may provide for the advancement of Expenses to an Indemnified Person prior to the final disposition of any action, suit or proceeding or any appeal therefrom, involving such Indemnified Person and based on the alleged commission by

such Indemnified Person of a Covered Act subject to an undertaking by or on behalf of such Indemnified Person to repay the same to the limited liability company if the Covered Act involves a claim for which indemnification is not permitted under clause (v) below, and the final disposition of such action, suit, proceeding or appeal results in an adjudication adverse to such Indemnified Person.

- (v) The operating agreement provisions or agreements authorized hereby may not indemnify an Indemnified Person from and against any Loss, and the limited liability company shall not reimburse for any Expense, in connection with any claim or claims made against an Indemnified Person which the limited liability company shall determine to have resulted from (1) any breach of the Indemnified Person's duty of loyalty to the limited liability company or its members; (2) acts or omissions not in good faith or which involve intentional misconduct or knowing violation of law; (3) action contravening Section 7-16-17 of the General Laws; or (4) a transaction from which the person seeking indemnification derived an improper personal benefit, unless said transaction was with the informed consent of the members or a majority of the disinterested Managers.



# State of Rhode Island and Providence Plantations

**A. Ralph Mollis**

*Secretary of State*

## STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

I, A. RALPH MOLLIS, Secretary of State of the State of Rhode Island  
and Providence Plantations, hereby certify that this document, duly  
executed in accordance with the provisions of Title 7 of the General Laws  
of Rhode Island, as amended, has been filed in this office on this day:

A handwritten signature in black ink that reads "A. Ralph Mollis".

A. RALPH MOLLIS

*Secretary of State*

