



**State of Rhode Island and Providence Plantations
Office of the Secretary of State**

Fee: \$150.00

Division Of Business Services
148 W. River Street
Providence RI 02904-2615
(401) 222-3040

**Limited Liability Company
Articles of Organization**

(Chapter 7-16-6 of the General Laws of Rhode Island, 1956, as amended)

ARTICLE I

The name of the limited liability company is: FJM PROPERTIES LLC

ARTICLE II

The street address (post office boxes are not acceptable) of the limited liability company's registered agent in Rhode Island is:

No. and Street: 19 EXTENSION ST
City or Town: NEWPORT State: RI Zip: 02840

The name of the resident agent at such address is: STEVEN FORS

ARTICLE III

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 a corporation disregarded as an entity separate from its member

ARTICLE IV

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

No. and Street: NOT YET DETERMINED
City or Town: NEWPORT State: RI Zip: 02840 Country: USA

ARTICLE V

The limited liability company has the purpose of engaging in any lawful business, unless a more limited purpose is set forth in Article VI of these Articles of Organization.

The period of its duration is: Perpetual

ARTICLE VI

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

FOR ALL DECISIONS, TRANSACTIONS, AND DEALINGS AT FJM PROPERTIES,
FINANCIAL OR STRUCTURAL, THE MEMBERS
(STEVEN FORS, CALLAHAN JUDGE, AND CHRISTOPHER MARTIN) MUST

UNANIMOUSLY VOTE IN AGREEMENT OF THEIR EXECUTION. THESE VOTES MUST BE RECORDED, AND NOTES TAKEN REGARDING THE DATE AND DETAILS OF THEM.

EACH MEMBER HAS AN EQUAL SHARE IN THE COMPANY, PROVIDED ALL MONETARY RESPONSIBILITY IS SHARED EQUALLY, OR AGREED UPON IN SUBSEQUENT CONTRACTS NOT TO BE, AND THEN THEIR CONTENTS WOULD REIGN OVER THIS.

MONTHLY PAYMENTS SUCH AS MORTGAGES, HOA FEES, INSURANCE, TAXES AND OTHERS ESSENTIAL TO THE WITHHOLDING OF FJW PROPERTIES' ASSETS WILL BE SPLIT EQUALLY BETWEEN THE MEMBERS. PAYMENTS SUCH AS UTILITIES INCURRED WHILE LIVING ON THE PROPERTY WILL BE EXACTLY THAT, AND THEREFORE SPLIT BETWEEN THE INHABITERS OF THE RESIDENCE, SHOULD ANOTHER MEMBER BE AWAY.

ANY RENT INCURRED WILL BE DEPOSITED TO FJM PROPERTIES, THEREFORE SPLIT EQUALLY, AND USED TO PAY OUT THE ESSENTIAL MONTHLY LIVING EXPENSES OR FOR MAINTENANCE ON THE PROPERTIES. ANY RENT INCURRED AFTER EXPENSES HAVE BEEN PAID OFF WILL BE EQUALLY SPLIT BETWEEN THE MEMBERS. ANY WITHDRAWAL FROM THE FJM PROPERTIES BANK ACCOUNT WILL REQUIRE THE RECORDED CONSENT OF ALL 3 MEMBERS.

SHOULD ANY MEMBER ELECT TO LEAVE, THE OTHER MEMBERS GET FIRST RIGHT TO REFUSAL OF THE DEPARTING MEMBERS' SHARE, THE VALUE OF WHICH WILL BE ASSESSED BASED ON PERSONAL INVESTMENT AND COMPANY VALUE AT THAT TIME.

ARTICLE VII

The limited liability company is to be managed by its Members or Managers (check one)
(If managed by Members, go to ARTICLE VIII)

The name and address of each manager (If LLC is managed by Members, DO NOT complete this section):

Title	Individual Name	Address
	First, Middle, Last, Suffix	Address, City or Town, State, Zip Code, Country

ARTICLE VIII

The date these Articles of Organization are to become effective, not prior to, nor more than 30 days after the filing of these Articles of Organization.

Later Effective Date:

This electronic signature of the individual or individuals signing this instrument constitutes the affirmation or acknowledgement of the signatory, under penalties of perjury, that this instrument is that individual's act and deed or the act and deed of the company, and that the facts stated herein are true, as of the date of the electronic filing, in compliance with R.I. Gen. Laws § 7-16.

Signed this 23 Day of August, 2016 at 2:58:50 PM by the Authorized Person.

STEVEN FORS

Address of Authorized Signer:

19 EXTENSION ST, NEWPORT, RI 02840

Form No. 400
Revised 09/07

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State of Rhode Island and Providence Plantations
Department of State | Office of the Secretary of State
Nellie M. Gorbea, *Secretary of State*

I, NELLIE M. GORBEA, 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 blue ink, appearing to read "Nellie M. Gorbea". The signature is fluid and cursive, written in a professional style.

Nellie M. Gorbea
Secretary of State

