

Filing Fee \$150.00

LLC.D. # 84210

State of Rhode Island and Providence Plantations  
OFFICE OF THE SECRETARY OF STATE

CORPORATIONS DIVISION  
100 NORTH MAIN STREET  
PROVIDENCE, RI 02903

LIMITED LIABILITY COMPANY

ARTICLES OF ORGANIZATION

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

FIRST. The name of the Limited Liability company is:

J.J.V. REALTY COMPANY, LLC

SECOND. There are at least two members who have agreed to form this limited liability company.

THIRD. The latest date on which the limited liability company is to dissolve is:

DECEMBER 31, 2045

FOURTH. The name and address of the resident agent in the State of Rhode Island is: .....

RODIO & URSILLO, LTD.

86 WEYBOSSET STREET, STE. 400

PROVIDENCE, RI 02903

Signature of Resident Agent

JOSEPH J. RODIO, PRESIDENT

FIFTH. 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:

☒ a partnership;  
or ☐ a corporation.

FILED

MAY 2 1995

By

144599

MAY 2 12 09 PM '95  
STATE OF RHODE ISLAND  
CEA13038

SIXTH: The address of the principal office of the limited liability company if it is determined:  
7 TABOR AVENUE, JOHNSTON, RI 02919

SEVENTH. Additional provisions (if any) not inconsistent with law, which the members elect to have set forth in these Articles of Organization:

SEE EXHIBIT A ATTACHED

EIGHTH. Date these Articles of Organization are to become effective, if later than the date of filing, is: immediately upon filing (not more than 30 days after the filing of these Articles of Organization)

Dated May 2, 1995

  
(Signature of Authorized Person)

EXHIBIT A

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

A manager 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 17 of the Rhode Island Limited Liability Company Act, as may hereafter be amended (the "Act"), 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 32 of the Act, 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.