



**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: JAR Real Estate Holdings, 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: LAW OFFICES OF DOUGLAS H. SMITH
140 RESERVOIR AVENUE

City or Town: PROVIDENCE

State: RI

Zip: 02907

The name of the resident agent at such address is: DOUGLAS H. SMITH, ESQUIRE

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: 7 COURTNEY ROAD

City or Town: WEST ROXBURY

State: MA

Zip: 02132

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:

1. TO CARRY ON A GENERAL BUSINESS OF REALTY DEVELOPMENT AND MANAGEMENT IN ALL ITS BRANCHES; TO PLAN, DESIGN, BUILD, FINISH AND DECORATE, AND LANDSCAPE, SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL BUILDINGS AND

COMMERCIAL BUILDINGS; TO ACQUIRE, DEVELOP, SURVEY, ENGINEER, SUBDIVIDE, LAY OUT, DESIGN, AND CONSTRUCT RESIDENTIAL AND COMMERCIAL SUBDIVISIONS AND PARKS, INCLUDING TOWNHOUSE, GARDEN, AND HIGH-RISE APARTMENT COMPLEXES AND COMMERCIAL COMPLEXES.

2. TO ACT AS A GENERAL CONTRACTOR FOR REPAIR AND MAINTENANCE WORK; TO DESIGN, CONSTRUCT, AND INSTALL ADDITIONS AND IMPROVEMENTS TO EXISTING STRUCTURES, INCLUDING REMODELING, REDESIGN, AND RECONSTRUCTION.

3. TO ACT AS A MAINTENANCE OR MANAGEMENT COMPANY FOR OWNERS OF OFFICE BUILDINGS, SHOPPING CENTERS, INDUSTRIAL PARKS, AND PUBLIC BUILDINGS OR GROUPS OF BUILDINGS.

4. TO BORROW MONEY FOR ANY OR ALL OF THESE PURPOSES, OR OTHERWISE FOR PURPOSES RELATED TO THE CONDUCT OF A GENERAL REALTY DEVELOPMENT AND MANAGEMENT BUSINESS.

5. TO OWN, MAINTAIN, REPAIR AND IMPROVE, MANAGE, AND LEASE RENTAL PROPERTY, INCLUDING SINGLE-FAMILY AND APARTMENT DWELLINGS, COMMERCIAL BUILDINGS, STORES, WAREHOUSES, FACTORIES, AMUSEMENT BUILDINGS, FACILITIES FOR PUBLIC GATHERINGS, HOTELS AND MOTELS, OPEN-AIR PARKING, AMUSEMENT, OR STORAGE AREAS, AND ALL OTHER KINDS OF RENTAL PROPERTY, WHETHER OWNED BY THE ENTITY OR BY OTHERS, INCLUDING THE OPERATION AND MANAGEMENT OF CONDOMINIUM BUILDINGS AND PROJECTS WHOSE SEPARATE UNITS ARE OWNED BY OTHERS, ACTING EITHER AS A TRUSTEE OR AS OWNER OF COMMON AREAS, OR SOLELY AS A MANAGEMENT AGENCY.

6. TO CONDUCT A GENERAL BUSINESS OF REAL ESTATE ACQUISITION, INVESTMENT, DEVELOPMENT, CONSTRUCTION, AND SALE, DEALING IN AND WITH ALL KINDS OF INTERESTS IN VARIOUS TYPES OF REALTY WITHIN AND OUTSIDE OF RHODE ISLAND.

7. TO CARRY ON ANY BUSINESS OR OTHER ACTIVITY WHICH MAY LAWFULLY BE CARRIED ON BY A LIMITED LIABILITY COMPANY, ORGANIZED UNDER THE LIMITED LIABILITY ACT OF THE STATE OF RHODE ISLAND, WHETHER OR NOT RELATED TO THOSE REFERRED TO IN THE PRECEDING PARAGRAPHS.

ARTICLE VII

The limited liability company is to be managed by its ___ Members or X 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 First, Middle, Last, Suffix	Address Address, City or Town, State, Zip Code, Country
MANAGER	JOSEPH RIZKALLAH	7 COURTNEY ROAD WEST ROXBURY, MA 02132 USA
MANAGER	AMAL RIZKALLAH	7 COURTNEY ROAD WEST ROXBURY, MA 02132 USA

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 17 Day of August, 2018 at 1:00:28 PM by the Authorized Person.

JOSEPH RIZKALLAH

Address of Authorized Signer:

7 COURTNEY ROAD

WEST ROXBURY, MA 02132

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:

August 17, 2018 12:58 PM

The signature is written in a cursive, flowing style in blue ink. It appears to read "Nellie M. Gorbea".

Nellie M. Gorbea
Secretary of State

