



State of Rhode Island and Providence Plantations
Department of State - Business Services Division

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Articles of Organization
 DOMESTIC Limited Liability Company

→ Filing Fee: \$150.00

Pursuant to the provisions of RIGL 7-16, 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:		
Greatscapes Realty, LLC		
2. The name and address of the initial resident agent/office in Rhode Island is:		
Agent Name Stephen A. Puget		
Street Address (NOT a P.O. Box) 1208 Smithfield Avenue		
City/Town Lincoln	State RHODE ISLAND	Zip Code 02865
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):		
<input type="checkbox"/> partnership or <input type="checkbox"/> a corporation or <input checked="" type="checkbox"/> disregarded as an entity separate from its member(s)		
4. The address of the principal office of the limited liability company, if it is determined at the time of organization:		
Street Address 1208 Smithfield Avenue		
City/Town Lincoln	State Rhode Island	Zip Code 02865
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 RIGL 7-16, unless a more limited purpose or duration is set forth in Section 6 of these Articles of Organization.		

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MAIL TO:
 Division of Business Services
 148 W. River Street, Providence, Rhode Island 02904-2615
 Phone: (401) 222-3040
 Website: www.sos.ri.gov

6. Additional provisions, if any, not inconsistent with law, which the member(s) elect to have set forth in these Articles of Organization, including, but not limited to, any limitation of the purpose(s) 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 incorporated herein by reference

Check this box to indicate attachment

7. The Limited Liability Company is to be managed by:

You **MUST** check one box:

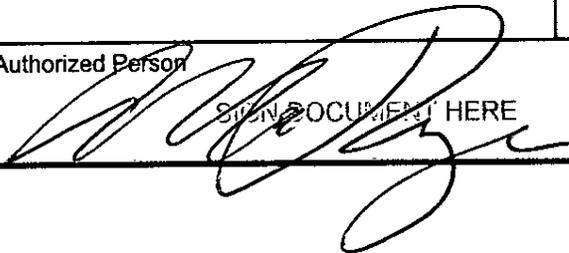
- Its member(s) (If you have checked this box, skip to Section 8. **Do not** fill out the chart below.)
- One (1) or more manager(s) (If the limited liability company has manager(s) at the time of the filing of these Articles of Organization, state the name and address of each manager below.)

MANAGER	ADDRESS

8. Date when these Articles of Organization will be effective: **CHECK ONE BOX ONLY**

- Date received (Upon filing)
- Later effective date (Date must be no more than 90 days from the date of filing) _____

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.

Name of Authorized Person Mark S. Krieger, Esq.		Address 132 Old River Road Suite 205	
City/Town Lincoln	State Rhode Island	Zip Code 02865	
Signature of Authorized Person  SIGN DOCUMENT HERE			Date August 21, 2019



State of Rhode Island and Providence Plantations
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Filer Contact Information

In the event our office needs more information in order to complete the filing of this document, we ask for the filer's contact information. **All fields are REQUIRED.**

Name: Mark S. Krieger, Esq.		Date: August 21, 2019
Proposed Entity Name: Greatscapes Realty, LLC		
Street Address: 132 Old River Road Suite 205		
City: Lincoln	State: Rhode Island	Zip Code: 02865
Email Address: msk@rititlelaw.com		Phone Number: 401-333-6300

EXHIBIT A

ARTICLE SIXTH: Additional provisions 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:

- I. A Manager, (as hereinafter 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 Title 7, Chapter 16, of the Rhode Island General Laws, entitled The Rhode Island Limited Liability Company Act, as has been or 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. If the Act is hereinafter amended to authorize limited liability company action further eliminating or limiting the personal liability of Managers, then the liability of a Manager of the limited liability company shall be eliminated or limited to the fullest extent so permitted. No repeal or modification 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, nor adversely affect any right or protection of a Manager, in any matter occurring, or any cause of action, suit, or claim, relating thereto, prior to such amendment, repeal, modification or adoption of such inconsistent provision.

- II. (A) The members of the limited liability company may include provisions in the limited liability company's operating agreement, or the Managers may authorize agreements to be entered into with each member, Manager, officer, employee or agent, past or present, of the limited liability company (an "Indemnified Person"), for the purpose of indemnifying an Indemnified Person in the manner and to the extent permitted by the Act, or as shall be provided in said operating agreement.

(B) In addition to the authority conferred upon the members 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 herein, pay, on behalf of an Indemnified Person, any Loss or

Expenses, (as both terms are hereinafter 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 hereinafter defined), of the Indemnified Person.

(ii) For purposes of this Article SIXTH II (B), when used herein:

(1) "Manager" means any person or persons designated by the members of the limited liability company to manage 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 as a result of any claim made against the Indemnified Person for Covered Acts, and shall include, but is not limited to, judgments for, and awards of, damages, amounts paid in settlement of any claim, any fine or penalty or, with respect to an employee benefit plan, any excise tax or penalty, or, reasonable expenses actually incurred;

(3) "Expenses" means any reasonable expenses incurred by the Indemnified Person in connection with the defense of any claim made against the Indemnified Person for Covered Acts including, but not limited to, legal, accounting or investigative fees and expenses, including the expense of bonds necessary to pursue an appeal of any 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 as such 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 foreign or domestic limited liability company, corporation, partnership, joint venture, trust, other enterprise or other entity, including, but not limited to, any entities and enterprises which are subsidiaries or affiliates of the limited liability company, or any employee benefit plan. An Indemnified Person is considered to be serving an employee benefit plan at the limited liability company's request if his or her duties to the limited liability company also impose duties on, or otherwise involve services by, him or her to the plan, its participants, or its beneficiaries.

(iii) In addition, 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 representatives of a deceased Indemnified Person or the legal

representatives 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 the succeeding paragraph below, and the final disposition of such action, suit, proceeding, or any appeal therefrom, 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 Expenses, in connection with any claim or claims made against an Indemnified Person which the limited liability company has determined 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) any action contravening Sections 17 and 32 of the Act; or (4) any transaction from which the person seeking indemnification derived an improper personal benefit, unless such transaction was with the informed consent of the members, or a majority of the disinterested Managers.



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 21, 2019 04:09 PM

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

