



**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: 151 Boston Neck Road 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: 151 BOSTON NECK ROAD

City or Town: NARRAGANSETT

State: RI

Zip: 02882

The name of the resident agent at such address is: CHARLES T. DOWLING

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: 151 BOSTON NECK ROAD

City or Town: NARRAGANSETT

State: RI

Zip: 02882

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:

6.1 THE MEMBERS SHALL MANAGE THE BUSINESS AND AFFAIRS OF THE COMPANY AND, AS PROVIDED IN SECTION 14(2) OF THE RHODE ISLAND LIMITED LIABILITY COMPANY ACT, AS AMENDED FROM TIME TO TIME (THE "ACT"), EACH MEMBER HAS THE POWER AND AUTHORITY AND IS SUBJECT TO ALL DUTIES AND LIABILITIES OF A

MANAGER. THE COMPANY ACTS ACCORDING TO THE VOTE OF THE MEMBERS PROVIDED IN THE OPERATING AGREEMENT OF THE COMPANY.

6.2 PURSUANT TO ACT SECTIONS 14(1) AND 18, NO MEMBER WILL BE PERSONALLY LIABLE TO THE COMPANY OR TO ANY OTHER MEMBER FOR MONETARY DAMAGES FOR BREACH OF ANY DUTY PROVIDED FOR IN THE ACT, IN THIS AGREEMENT, OR OTHERWISE, EXCEPT THAT THE LIABILITY OF A MEMBER WILL NOT BE LIMITED OR ELIMINATED FOR:

(1) BREACH OF THE MEMBER'S DUTY OF LOYALTY TO THE COMPANY OR TO ANY OTHER MEMBER;

(2) ACTS OR OMISSIONS NOT IN GOOD FAITH OR WHICH INVOLVE INTENTIONAL MISCONDUCT OR A KNOWING VIOLATION OF LAW;

(3) ANY LIABILITY IMPOSED PURSUANT TO ACT SECTION 32; OR

(4) ANY TRANSACTION FROM WHICH THE MEMBER DERIVED AN IMPROPER PERSONAL BENEFIT, UNLESS THE TRANSACTION WAS WITH THE INFORMED CONSENT OF THE MEMBERS.

6.3 THE COMPANY MUST INDEMNIFY AND ADVANCE EXPENSES TO ANY MEMBER, MANAGER, AGENT, OR EMPLOYEE, PAST OR PRESENT, OF THE COMPANY TO THE SAME EXTENT AS A CORPORATION FORMED UNDER CHAPTER 1.2 OF TITLE 7 OF THE RHODE ISLAND GENERAL LAWS (OR ANY FUTURE RHODE ISLAND FOR-PROFIT BUSINESS CORPORATION ACT) MAY INDEMNIFY ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES, OR AGENTS AND SUBJECT TO THE STANDARDS AND RESTRICTIONS, IF ANY, SET FORTH IN THE OPERATING AGREEMENT FROM TIME TO TIME.

ARTICLE VII

The limited liability company is to be managed by its X 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 90 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 27 Day of August, 2019 at 11:33:59 AM by the Authorized Person.

EDWARD G.R. BENNETT, JR.

Address of Authorized Signer:

125 BROAD STREET
NEW YORK, NEW YORK 10004

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 27, 2019 11:34 AM

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

