



**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: 25 Bough Street, 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: 64 ATLANTIC AVENUE
City or Town: PROVIDENCE State: RI Zip: 02907

The name of the resident agent at such address is: IDREES O. AJAKAIYE

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:
City or Town: State: Zip: Country:

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. FORMATION; NAME; ORGANIZATION.

(A) THE COMPANY HAS BEEN FORMED AS A LIMITED LIABILITY COMPANY OPERATING AGREEMENT (THE "AGREEMENT") FOR 25 BOUGH STREET, PROVIDENCE, RI 02909, A MANAGER-MANAGED RHODE ISLAND LIMITED LIABILITY COMPANY (THE "COMPANY") FORMED UNDER AND PURSUANT TO RHODE ISLAND LAW.

(B) THE NAME OF THE COMPANY SHALL BE: 25 BOUGH STREET, LLC.

(C) OPERATING AGREEMENT CONTROLS. TO THE EXTENT THAT THE RIGHTS OR OBLIGATIONS OF THE MEMBERS OR THE COMPANY UNDER PROVISIONS OF THIS OPERATING AGREEMENT DIFFER FROM WHAT THEY WOULD BE UNDER RHODE ISLAND LAW ABSENT SUCH A PROVISION, THIS AGREEMENT, TO THE EXTENT PERMITTED UNDER RHODE ISLAND LAW, SHALL CONTROL.

(E). NO STATE LAW PARTNERSHIP. NO PROVISIONS OF THIS AGREEMENT SHALL BE DEEMED OR CONSTRUED TO CONSTITUTE A PARTNERSHIP (INCLUDING, WITHOUT LIMITATION, A LIMITED PARTNERSHIP) OR JOINT VENTURE, OR ANY MEMBER A PARTNER OR JOINT VENTURE OF OR WITH ANY OTHER MEMBER, FOR ANY PURPOSES OTHER THAN STATE TAX PURPOSES.

2. PURPOSES.

(A) THE PURPOSE OF THE COMPANY SHALL BE TO CARRY ON THE BUSINESS OF INVESTING, ACQUIRING, OWNING, RENOVATING, DEVELOPING, HOLDING FOR INVESTMENT, OPERATING, MORTGAGING, MANAGING, LEASING AND OTHER-WISE EXPLOITING AND ULTIMATELY DISPOSING OF THE PROPERTY OR PROPERTIES IN THE CITY OF PROVIDENCE, RHODE ISLAND.

THE 25 BOUGH STREET DEVELOPMENT WILL TRANSFORM A 15,194 SQUARE FOOT BUILDING - IN THE HISTORIC OLNEYVILLE SECTION OF PROVIDENCE, RHODE ISLAND - INTO A MULTI-PURPOSE, COMMUNITY-ANCHORED FACILITY WITH FOUR USE CASES INCLUDING: 1. A MULTI-PURPOSE FUNCTIONAL HALL FOR ALLOWING FOR THE CELEBRATION OF LIFE EVENTS ACROSS PERSONAL AND BUSINESS; 2. CO-WORKING, COLLABORATIVE SPACE FOR FREELANCERS, ENTREPRENEURS AND THE COMMUNITY; 3. FUTURES HUB PROMOTING STEM, YOUTH EDUCATION AND CAREER AWARENESS; 4. SMALLER ATHLETICS FACILITY WITH AGILITY, SPEED AND ATHLETIC TRAINING. FINALLY, THE LLC MAY INVEST IN OTHER PROPERTIES IN THE CITY OF PROVIDENCE AS DEEMED BY THE MANAGER.

TITLE TO THE PROPERTY (OR THE INTEREST OF THE COMPANY IN ALL OR ANY PORTION THEREOF) MAY BE TAKEN

AND HELD IN THE NAME OF THE COMPANY OR A RHODE ISLAND LAND TRUST IN WHICH THE ENTIRE BENEFICIAL INTEREST SHALL BE OWNED BY THE COMPANY AND THE POWER OF DIRECTION VESTED IN THE MANAGING MEMBER. IN ADDITION, THE COMPANY MAY ACQUIRE AND HOLD FOR INVESTMENT AND ULTIMATELY DISPOSE OF ASSETS OF ANY NATURE OR DESCRIPTION. THE COMPANY SHALL HAVE THE POWER TO DO ALL ACTS AND THINGS NECESSARY OR USEFUL IN CONNECTION WITH THE FOREGOING.

THE PURPOSES OF THE ACQUISITION AND DEVELOPMENT OF THE PROPERTY INCLUDES MAINTAINING CONTINUITY OF MANAGEMENT WITH REGARD TO THE PROPERTY, FACILITATING GIFT GIVING TO FAMILY MEMBERS, PREVENTING THE PARTITION OF THE PROPERTY, PROTECTING THE PROPERTY AND INTERESTS THEREIN FROM POTENTIAL FUTURE CLAIMANTS OF MEMBERS, FACILITATING THE ADMINISTRATION OF REAL ESTATE AND PROCEEDS THEREFROM AND REDUCING THE COST OF ADMINISTERING REAL ESTATE AND PROCEEDS THEREFROM IN ANY GUARDIANSHIP OR PROBATE PROCEEDING OF FAMILY MEMBERS, AND MAINTAINING CONTROL OF REAL ESTATE OR PROCEEDS THEREFROM WITHIN THE FAMILY.

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 First, Middle, Last, Suffix	Address Address, City or Town, State, Zip Code, Country
MANAGER	IDREES O AJAKAIYE	64 ATLANTIC AVENUE PROVIDENCE, RI 02907 USA

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: 04/28/2020

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 28 Day of April, 2020 at 11:08:26 AM by the Authorized Person.

IDREES O. AJAKAYE

Address of Authorized Signer:
64 ATLANTIC AVENUE

PROVIDENCE

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:

April 28, 2020 11:06 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

