

State of Rhode Island and Providence Plantations
BUSINESS CORPORATION

ORIGINAL ARTICLES OF INCORPORATION

The undersigned acting as incorporator(s) of a corporation under Chapter 7-1.1 of the General Laws, 1956, as amended, adopt(s) the following Articles of Incorporation for such corporation:

FIRST. The name of the corporation is MARVIN GARDENS, LTD.

(A close corporation pursuant to §7-1.1-51 of the General Laws, 1956, as amended) (strike if inapplicable)

SECOND. The period of its duration is (if perpetual, so state) perpetual

THIRD. The purpose or purposes for which the corporation is organized are:

To engage in the general real estate business, including the purchase, lease, exchange, development, construction, management, operation, transfer, and sale of any real estate property, and, generally, to transact any lawful business for which corporations may be incorporated under the Rhode Island Business Corporation Act; and to have all the powers conferred upon corporations organized under the Rhode Island Business Corporation Act.

The corporation shall have power: (See §7-1.1-4 of the General Laws, 1956, as amended.)

(a) To have perpetual succession by its corporate name unless a limited period of duration is stated in its articles of incorporation.

(b) To sue and be sued, complain and defend, in its corporate name.

(c) To have a corporate seal which may be altered at pleasure, and to use the same by causing it, or a facsimile thereof, to be impressed or affixed or in any other manner reproduced.

(d) To purchase, take, receive, lease, or otherwise acquire, own, hold, improve, use and otherwise deal in and with, real or personal property, or any interest therein, wherever situated.

(e) To sell, convey, mortgage, pledge, lease, exchange, transfer and otherwise dispose of all or any part of its property and assets.

(f) To lend money and to use its credit to assist its employees.

(g) To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships or individuals, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district or municipality or of any instrumentality thereof.

(h) To make contracts and guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises, and income.

(i) To lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested.

(j) To conduct its business, carry on its operations, and have offices and exercise the powers granted by this chapter, within or without this state.

(k) To elect or appoint officers and agents of the corporation, and define their duties and fix their compensation.

(l) To make and alter by-laws, not inconsistent with its articles of incorporation or with the laws of this state, for the administration and regulation of the affairs of the corporation.

(m) To make donations for the public welfare or for charitable, scientific or educational purposes.

(n) To transact any lawful business which the board of directors shall find will be in aid of governmental authority.

(o) To pay pensions and establish pension plans, pension trusts, profit-sharing plans, stock bonus plans, stock option plans and other incentive plans for any or all of its directors, officers and employees.

(p) To provide insurance for its benefit on the life of any of its directors, officers, or employees, or on the life of any stockholder for the purpose of acquiring at his death shares of its stock owned by such stockholder.

(q) To be a promoter, partner, member, associate, or manager of any partnership, enterprise or venture.

(r) To have and exercise all powers necessary or convenient to effect its purposes.

FOURTH. The aggregate number of shares which the corporation shall have authority to issue is:

- (a) If only one class: Total number of shares: _____
(If the authorized shares are to consist of one class only, state the par value of such shares or a statement that all of such shares are to be without par value.)

or

- (b) If more than one class: Total number of shares 100

(State (A) the number of the shares of each class thereof that are to have a par value and the par value of each share of each such class, and/or (B) the number of such shares that are to be without par value, and (C) a statement of all or any of the designations and the powers, preferences and rights, including voting rights, and the qualifications, limitations or restrictions thereof, which are permitted by the provisions of title 7 of the General Laws in respect of any class or classes of stock of the corporation and the fixing of which by the articles of association is desired, and an express grant of such authority as it may then be desired to grant to the board of directors to fix by vote or votes any thereof that may be desired but which shall not be fixed by the articles.)

One hundred (100) shares of which sixty-five (65) shares shall be designated "Class A" Shares, all of which shall be common shares, each of a par value of one (\$1.00) dollar, and thirty five (35) of which shall be designated "Class B" Shares, all of which shall be common shares, each of a par value of one (\$1.00) dollar.

The relative rights, limitations and privileges of the Class A Shares and Class B Shares shall be in all respects identical, share for share, except that the voting power for the election of directors, officers, and for all purposes shall be vested exclusively in the holders of Class B Shares, and, except as otherwise required by law, the holders of the Class A Shares shall not have any voting power or rights, or be entitled to receive any notice of meetings of shareholders, or the like, until the expiration of ten (10) years from the date of the beginning of the existence of this corporation, after which time the holders of the Class A Shares shall have full voting rights, and the relative rights, privileges and limitations of the Class A Shares and the Class B Shares, after the expiration of said ten (10) years, shall be in all respects identical, including ~~the power to vote and to receive notice of meetings of shareholders pursuant to § 7-1.1 1-24 of the General Laws, 1956, as amended:~~

the power to vote and to receive notice of meetings of shareholders and the like.

In all other respects, the relative, rights, privileges and limitations of both the Class A Shares and the Class B Shares shall be determined by the Board of Directors of the corporation.

FIFTH. Provisions (if any) dealing with the preemptive right of shareholders pursuant to § 7-1.1 1-24 of the General Laws, 1956, as amended: NONE

SIXTH. Provisions (if any) for the regulation of the internal affairs of the corporation:

NONE

SEVENTH. The address of the initial registered office of the corporation is
4 Meeting Street, Newport, R. I. 02840 (add Zip Code)

and the name of its initial registered agent at such address is:

Brian G. Bardorf, Esquire

EIGHTH. The number of directors constituting the initial board of directors of the corporation is 2 and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and shall qualify are:

(If this is a close corporation pursuant to §7-1.1-51 of the General Laws, 1956, as amended, state the name(s) and address(es) of the officers of the corporation.)

Name	Address
Lawrence A. Allen-President	Pelham Street, Newport, R. I.
Albert C. Allen-Vice-President	482 Washington Road, Barrington, R. I.
Albert C. Allen-Treasurer	482 Washington Road, Barrington, R. I.
Brian G. Bardorf-Secretary	4 Meeting Street, Newport, R. I.

NINTH. The name and address of each incorporator is:

Name	Address
Brian G. Bardorf	4 Meeting Street, Newport, R. I.

TENTH. Date when corporate existence to begin (not more than 30 days after filing of these articles of incorporation):

Upon the filing of these Articles.

Dated December 17

1976.


Brian G. Bardorf

STATE OF RHODE ISLAND

COUNTY OF NEWPORT

In the City
Town

of NEWPORT

in said county this 17th day of December, A.D. 19 76.

then personally appeared before me Brian G. Bardorf.

each and all known to me and known by me to be the parties executing the foregoing instrument, and they severally acknowledged said instrument by them subscribed to be their free act and deed.

Notary Public

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