



**State of Rhode Island  
Office of the Secretary of State**

Fee: \$50.00

Division Of Business Services  
148 W. River Street  
Providence RI 02904-2615  
(401) 222-3040

**Limited Liability Company  
Annual Report**

Filing Period: September 1 - November 1

*In accordance with R.I.G.L. 7-16-66(d), each limited liability company failing or refusing to file its annual report within thirty (30) days after the time prescribed by law (R.I.G.L. 7-16-66(b&c)) is subject to a penalty fee of \$25.00.*

**ANNUAL REPORT YEAR:** 2021

**1. ID No.** 001107448

**2. Exact Name of the Limited Liability Company** 151 PORTSMOUTH COMMERCE NEXUS, LLC

**3. State of Formation**

State: RI

**ARTICLE III**

Enter the six digit NAICS Code that best describes the primary business conducted by the entity. Download the list of codes [here](#). More information on [NAICS](#) can be found online.

531120

**4. Brief Description of the Character of the Business Which is Actually Conducted in Rhode Island**

FOR THE PURPOSE OF HOLDING, PURCHASING AND SELLING REAL PROPERTY OF ALL TYPES, AND FOR ENGAGING IN SUCH OTHER ACTIVITIES AS THE MEMBERS MAY DETERMINE FROM TIME TO TIME WHICH ARE PERMITTED TO BE ENGAGED IN BY LIMITED LIABILITY COMPANIES

**5. Principal Office Address**

No. and Street: 18 WINTERBERRY DRIVE

City or Town: TIVERTON

State: RI Zip: 02878 Country: USA

**6. Mailing Address of Limited Liability Company and Name or Title of Contact Person:**

Contact Name: CRAIG M KOERNER Contact Title: MANAGER

No. and Street: 18 WINTERBERRY DRIVE

City or Town: TIVERTON

State: RI Zip: 02878 Country: USA

**7. Name and Address of Each Manager of the Limited Liability Company, if Applicable.  
DO NOT LIST MEMBERS**

Title	Individual Name First, Middle, Last, Suffix	Address Address, City or Town, State, Zip Code, Country
MANAGER	CRAIG M KOERNER KOERNER	18 WINTERBERRY DRIVE TIVERTON, RI 02878 USA

**8. RESIDENT AGENT IN RHODE ISLAND - DO NOT ALTER  
Changes Require Filing of Form 642 - R.I.G.L. 7-16-11**

BINH MINH N. KOERNER 18 WINTERBERRY DR TIVERTON , RI 02878

**9. This report must be executed by an authorized person pursuant to R.I.G.L. 7-16-66 (b).**

**Signed this 19 Day of September, 2021 at 9:24:12 AM by the authorized person.** *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.*

By CRAIG M KOERNER  
Signature of Authorized Person

Form No. 632  
Revised 09/07

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