



**State of Rhode Island
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: BROAD BELL REALTY 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: 469 ANGELL STREET
SUITE 2

City or Town: PROVIDENCE State: RI Zip: 02906

The name of the resident agent at such address is: MARC B. GERTSACOV, ESQ.

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

☐ disregarded as an entity separate from its member ☒ a partnership ☐ a corporation

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: 12 HONORA LANE

City or Town: BUZZARDS BAY State: MA Zip: 02532 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:

ALL MEMBERS, MANAGERS, OFFICERS, EMPLOYEES, SHAREHOLDERS AND AGENTS OF THE LIMITED LIABILITY COMPANY SHALL BE INDEMNIFIED TO THE FULLEST EXTENT PERMITTED UNDER APPLICABLE LAW AND AS PROVIDED IN THE OPERATING AGREEMENT OF THE COMPANY.

NO MEMBER OR MANAGER, OFFICER, EMPLOYEE, SHAREHOLDER AND/OR AGENT OF THE COMPANY SHALL HAVE ANY LIABILITY TO THE COMPANY OR ITS MEMBERS, MANAGERS, OFFICERS, EMPLOYEES, SHAREHOLDERS AND AGENTS FOR MONETARY DAMAGES FOR BREACH OF ANY DUTY PROVIDED IN CHAPTER 7 ET SEQ OF THE LAWS OF THE STATE OF RHODE ISLAND, AS AMENDED, EXCEPT AS EXPRESSLY PROVIDED IN THE GENERAL LAWS OF THE STATE OR IN ANY OPERATING AGREEMENT OF THE COMPANY.

ARTICLE VII

The limited liability company is to be managed by its X Members* or Managers (check one)

*** If you checked to be managed by your MEMBERS (the owners) DO NOT complete the following section. Only complete the following section if you checked to be managed by MANAGERS.**

The name and address of each manager:

Title	Individual Name First, Middle, Last, Suffix	Address Address, City or Town, State, Zip Code, Country
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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 5 Day of March, 2024 at 10:39:46 AM by the Authorized Person.

MARC B. GERTSACOV, ESQ.

Address of Authorized Signer:

469 ANGELL ST, SUITE 2
PROVIDENCE RI 02906

Form No. 400
Revised 09/07

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State of Rhode Island

Department of State | Office of the Secretary of State

Gregg M. Amore, *Secretary of State*

I, GREGG M. AMORE, Secretary of State of the State of Rhode Island,
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:

March 05, 2024 10:37 AM

A handwritten signature in black ink, reading "Gregg M. Amore". The signature is fluid and cursive, with the first letters of each word being capitalized.

Gregg M. Amore
Secretary of State

