



**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: 860 NQR 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: 40 WESTMINSTER ST., STE. 1100

City or Town: PROVIDENCE

State: RI

Zip: 02903

The name of the resident agent at such address is: DAVID GILDEN, 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: C/O PARTRIDGE SNOW & HAHN LLP

40 WESTMINSTER ST., STE. 1100

City or Town: PROVIDENCE

State: RI Zip: 02903 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:

1. THE PURPOSE OF THE COMPANY IS TO ENGAGE IN THE BUSINESS OF INVESTING IN, ACQUIRING INTERESTS IN, ACQUIRING, OWNING, HOLDING, CONSTRUCTING, RENOVATING, RESTORING, IMPROVING, DEVELOPING, MAINTAINING, OPERATING, MANAGING, LEASING, FINANCING, REFINANCING, SELLING AND OTHERWISE DEALING WITH OWNERSHIP OF REAL PROPERTY, REAL ESTATE ASSETS AND/OR ANY INTEREST OR PARTICIPATION IN THE FOREGOING AND TO ENGAGE AND/OR TRANSACT IN ALL ACTIVITIES NECESSARY, RELATED, INCIDENTAL AND/OR APPROPRIATE TO ACCOMPLISH ANY OF THE FOREGOING AND ANY OTHER BUSINESS ACTIVITIES PERMITTED UNDER THE ACT WHICH THE MEMBERS SHALL DEEM DESIRABLE OR EXPEDIENT TO ACHIEVE THE FOREGOING OR SHALL DEEM TO BE IN THE BEST INTERESTS OF THE COMPANY. ANY ACTION REQUIRED TO BE TAKEN AT A MEETING OF MEMBERS, OR ANY OTHER ACTION WHICH MAY BE TAKEN AT A MEETING OF MEMBERS, MAY BE TAKEN WITHOUT A MEETING IF A CONSENT IN WRITING, SETTING FORTH THE ACTION SO TAKEN, SHALL BE SIGNED BY ALL MEMBERS ENTITLED TO VOTE WITH RESPECT TO THE SUBJECT MATTER THEREOF.

2. NO MEMBER SHALL HAVE PERSONAL LIABILITY TO THE COMPANY OR TO ITS MEMBERS FOR MONETARY DAMAGES FOR BREACH OF SUCH MEMBER'S DUTY AS A MEMBER, PROVIDED THAT THIS PROVISION SHALL NOT ELIMINATE OR LIMIT THE LIABILITY OF SUCH MEMBER: (I) FOR ANY BREACH OF THE MEMBER'S DUTY OF LOYALTY TO THE COMPANY OR TO ITS MEMBERS; (II) FOR ACTS OR OMISSIONS NOT IN GOOD FAITH OR WHICH INVOLVE INTENTIONAL MISCONDUCT OR A KNOWING VIOLATION OF LAW; (III) UNDER §7 16 32 OF THE RHODE ISLAND LIMITED LIABILITY COMPANY ACT; OR (IV) FOR ANY TRANSACTION FROM WHICH THE MEMBER DERIVED AN IMPROPER PERSONAL BENEFIT.

3. THE OWNERSHIP OF THE COMPANY IS SUBJECT TO TRANSFER RESTRICTIONS

CONTAINED IN ITS OPERATING AGREEMENT AND COPIES THEREOF ARE ON FILE AT THE REGISTERED OFFICE OF THE COMPANY. MEMBERSHIP INTERESTS OF THE COMPANY ARE TRANSFERABLE ONLY UPON COMPLIANCE WITH THE PROVISIONS OF SAID TRANSFER RESTRICTION.

ARTICLE VII

The limited liability company is to be managed by its ☐ 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<br>First, Middle, Last, Suffix | Address<br>Address, City or Town, State, Zip Code, Country |
|---------|------------------------------------------------|------------------------------------------------------------|
| MANAGER | V. EDWARD FORMISANO                            | 100 MIDWAY PLACE, SUITE 1<br>CRANSTON, RI 02920            |

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 20 Day of August, 2024 at 4:21:02 PM by the Authorized Person.**

DAVID GILDEN

**Address of Authorized Signer:**  
40 WESTMINSTER ST., STE. 1100  
PROVIDENCE, RI 02903





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:

August 20, 2024 04:19 PM

A handwritten signature in black ink, reading "Gregg M. Amore".

Gregg M. Amore  
*Secretary of State*

