



**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: Northway Ventures, 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: 38 DR. MARCUS F. WHEATLAND BLVD.

City or Town: NEWPORT

State: RI

Zip: 02840

The name of the resident agent at such address is:

CHRISTOPHER DOSCAS

**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: 134 E. 93RD ST.

APT. 6C

City or Town: NEW YORK

State: NY

Zip: 10128

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:

THE GENERAL CHARACTER OF THE BUSINESS OF THE LLC IS TO BENEFICIALLY ENGAGE IN THE REAL ESTATE BUSINESS, INCLUDING TO PURCHASE, OWN, DEVELOP, HOLD FOR INVESTMENT, LEASE, SELL AND OTHERWISE DO ALL THINGS THE LLC DETERMINES BENEFICIAL WITH REGARD TO REAL PROPERTIES; TO ENGAGE IN ANY ACTIVITIES DIRECTLY OR INDIRECTLY RELATED OR INCIDENTAL THERETO; TO ACT AS A BROKER AND ANY ANY OTHER LEGAL PURPOSE; TO ACT IN TO PURCHASE, OWN, DEVELOP, LEASE OR OTHERWISE HOLD SUCH PERSONAL PROPERTY AND EQUIPMENT AS MAY BE BENEFICIAL TO THE ACCOMPLISHMENT OF THE LLC'S PRIMARY PURPOSES DESCRIBED ABOVE; TO ENGAGE IN ANY AND ALL OTHER ACTIVITIES AS MAY BE NECESSARY, INCIDENTAL OR CONVENIENT TO CARRY OUT THE BUSINESS OF THE LLC; TO ESTABLISH, MAINTAIN AND OPERATE A FACILITY FOR SERVING THE ABOVE-DESCRIBED PURPOSES; TO ACQUIRE BY PURCHASE, LEASE, OR OTHERWISE AND TO IMPROVE AND DEVELOP REAL AND/OR PERSONAL PROPERTY WHEREVER THE LLC MAY DEEM APPROPRIATE; TO BUY, SELL, MORTGAGE, EXCHANGE, LEASE, LET, HOLD FOR INVESTMENT OR OTHERWISE, USE, AND OPERATE REAL ESTATE OF ALL KINDS, IMPROVED OR UNIMPROVED, AND ANY RIGHT OR INTEREST THEREIN. TO DO EVERYTHING NECESSARY AND PROPER FOR THE ACCOMPLISHMENT OF ANY OF THE PURPOSES OR THE ATTAINING OF ANY OF THE OBJECTS OR THE FURTHERANCE OF THE PURPOSES AND OBJECTS ENUMERATED IN THIS CERTIFICATE OF ORGANIZATION OR ANY AMENDMENT THEREOF, NECESSARY OR INCIDENTAL TO THE PROTECTION AND BENEFIT OF THE LLC, AND, IN GENERAL, EITHER ALONE OR IN THE ASSOCIATION WITH OTHER PROFESSIONALS, ASSOCIATIONS, CORPORATIONS, FIRMS, OR INDIVIDUALS, TO CARRY ON ANY LAWFUL PURSUIT NECESSARY OR INCIDENTAL TO THE ACCOMPLISHMENT OF THE PURPOSES OR ATTAINMENT OF THE OBJECTS OR THE FURTHERANCE OF SUCH PURPOSE OR PURPOSES OR

OBJECTS OF THE LLC. TO CARRY ON ANY BUSINESS OR OTHER ACTIVITY WHICH MAY BE LAWFULLY CARRIED ON BY A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF RHODE ISLAND, WHETHER OF NOT RELATED TO THOSE REFERRED TO IN THE PRECEDING SENTENCES OR TO TRANSACT ANY BUSINESS AUTHORIZED IN ANY STATE IN WHICH THE LLC QUALIFIES TO TRANSACT BUSINESS.

**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: 1/15/2025

*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 15 Day of January, 2025 at 2:27:34 PM by the Authorized Person.**

GEOFFREY SCIOTTI

**Address of Authorized Signer:**  
946 PARK AVE. CRANSTON, RI 02910

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