



**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: RI Rail Baron 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: 311 ANGELL STREET

City or Town: PROVIDENCE

State: RI

Zip: 02906

The name of the resident agent at such address is: ERICKA L. LEVESQUE, 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: 17 OLD GREEVILLE ROAD

City or Town: JOHNSTON

State: RI

Zip: 02919

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:

A MANAGER/MEMBER OF A LIMITED LIABILITY COMPANY SHALL NOT BE PERSONALLY
LIABLE TO THE LIMITED LIABILITY COMPANY OR TO ITS MEMBERS FOR
MONETARY
DAMAGES FOR BREACH OF ANY DUTY PROVIDED FOR IN SECTION 17 OF THE
RHODE
ISLAND LIMITED LIABILITY COMPANY ACT, AS MAY HEREAFTER BE AMENDED
(THE
"ACT"), EXCEPT FOR (I) LIABILITY FOR BREACH OF THE MANAGER'S/MEMBER'S
DUTY
OF LOYALTY TO THE LIMITED LIABILITY COMPANY OR ITS MEMBERS, (II)
LIABILITY
FOR ACT OR OMISSIONS NOT IN GOOD FAITH OR WHICH INVOLVE INTENTIONAL
MISCONDUCT OR A KNOWING VIOLATION OF LAW, (III) LIABILITY IMPOSED
PURSUANT TO THE PROVISIONS OF SECTION 32 OF THE ACT, OR (IV) LIABILITY
FOR ANY TRANSACTION FROM WHICH THE MANAGER/MEMBER DERIVED AN
IMPROPER
PERSONAL BENEFIT, UNLESS SAID TRANSACTION WAS WITH THE INFORMED
CONSENT OF
THE MEMBERS OR A MAJORITY OF THE DISINTERESTED MANAGERS/MEMBERS.

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
-------	--	--

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 3 Day of July, 2025 at 2:21:52 PM by the Authorized Person.

/S/ JOSEPH V. ZONFRILLI

Address of Authorized Signer:
17 OLD GREENVILLE ROAD
JOHNSTON, RI 02919

Form No. 400
Revised 09/07

© 2007 - 2025 State of Rhode Island
All Rights Reserved