



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

January 26, 2022

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

87-89 CROSS, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **January 26, 2022.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **MARIO C COVINO**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **MARIO C COVINO**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **MARIO C COVINO**

In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.



William Francis Galvin

Secretary of the Commonwealth

CERTIFICATE OF ORGANIZATION
OF
87-89 Cross, LLC

This Certificate of Organization is made for the purpose of organizing a limited liability company under and pursuant to the provisions of the Massachusetts Limited Liability Company Act (Massachusetts General Laws, Chapter 156C). Pursuant to M.G.L. ch. 156C s.12(a), the undersigned hereby certifies to the Secretary of the Commonwealth of Massachusetts as follows:

1. Federal Employer Identification Number (“FEIN”). The FEIN for the LLC is not available.
2. Name of the Limited Liability Company. The name of the Company is **87-89 Cross, LLC**.
3. Office of the Limited Liability Company. The address of the office of the LLC in the Commonwealth at which its records shall be maintained, as required by M.G.L. ch. 156C s. 5, is **253 Swanton Street, Winchester, MA 01890**.
4. Business of the Limited Liability Company. The general character and purpose of the business of the LLC (which business the LLC may conduct on its own behalf or as a partner, shareholder, beneficiary or member of another entity) is real estate ownership, acquisition and management.
5. Date of Dissolution. The LLC is to have no specific date of dissolution.
6. Agent for Service of Process. The name and business address of the resident agent of the LLC for service of process required to be maintained pursuant to M.G.L. ch. 156 s. 5 is:

Mario C. Covino

253 Swanton Street, Winchester, MA 01890

7. Management. Management of the LLC is vested in managers. At the time of the formation the name and business address of the managers of the LLC are as follows:


Mario C. Covino

253 Swanton Street, Winchester, MA 01890

8. Execution of Documents. The Managers are solely authorized to execute any documents which may or are required to be filed with the Office of the Secretary of State of the Commonwealth of Massachusetts.

9. Execution of Recordable Real Estate Instruments. The Managers are solely authorized on behalf of the LLC to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property, whether to be recorded with a registry of deeds or a district office of the Land Court.

IN WITNESS WHEREOF, the undersigned hereby affirms under the pains and penalties of perjury that the facts stated herein are true, this 24 day of January, ~~2021~~. 2022



Mario C. Covino, Manager



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001558544

1. The exact name of the limited liability company is: 87-89 CROSS, LLC

2a. Location of its principal office:

No. and Street: 253 SWANTON STREET
 City or Town: WINCHESTER State: MA Zip: 01890 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 253 SWANTON STREET
 City or Town: WINCHESTER State: MA Zip: 01890 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

REAL ESTATE OWNERSHIP, ACQUISITION AND MANAGEMENT.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: MARIO C COVINO
 No. and Street: 253 SWANTON STREET
 City or Town: WINCHESTER State: MA Zip: 01890 Country: USA

I, MARIO C COVINO resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	MARIO C COVINO	253 SWANTON STREET WINCHESTER, MA 01890 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	MARIO C COVINO	253 SWANTON STREET WINCHESTER, MA 01890 USA

9. Additional matters:

**SIGNED UNDER THE PENALTIES OF PERJURY, this 26 Day of January, 2022,
MARIO C COVINO**

(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

January 26, 2022 12:28 PM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth