

# L16000142945

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**FLORIDA LIMITED LIABILITY CO.  
Black Sails I Prima Vista, LLC**

Certificate of Status	0
Certified Copy	1
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AUG 04 2016

T. SCOTT

**ARTICLES OF ORGANIZATION**

**OF**

**Black Sails I Prima Vista, LLC**

16 AUG - 3 AM 8:00

Pursuant to the Florida Limited Liability Company Act, the undersigned, acting as organizer of a limited liability company, hereby adopts the following Articles of Organization for such company:

**Article I**  
**NAME**

The name of the limited liability company (herein the "Company") is:

**Black Sails I Prima Vista, LLC**

**Article II**  
**PRINCIPAL OFFICE**

The mailing address and the principal office of the Company is:

**1391 NW St. Lucie West Blvd #366, Port Saint Lucie, FL 34986**

**Article III**  
**INITIAL REGISTERED AGENT AND OFFICE**

The name and mailing address of the Company's initial Registered Agent for service of process in the State of Florida shall be:

**Edward W. Becht, 321 South Second Street, Fort Pierce, Florida 34950.**

**Article IV**  
**EXISTENCE**

The Company's existence shall be perpetual and shall be effective upon the filing of these Articles of Organization with the Florida Department of State.

**Article V**  
**UNITS OF EQUITY OWNERSHIP**

**Section A:** **Authorized Units of Equity Ownership:** The maximum number of units of equity ownership units the Company is authorized to have outstanding is 10,000 units, all of which shall be identical units.

**Section B:** **First Lien:** The Company shall have a first lien upon the units of any Member for any debt or liability owing by such Member to the Company.

**Section C:** **Right to Redeem Units:** Without regard to any other power to purchase units of the Company as permitted by law, the Company may purchase outstanding units in an amount not to exceed its capital, paid-in surplus and retained earnings.

**Section D:** **Transfer of Units of Indebted Member:** If a Member shall be indebted to the Company, the Company may refuse to consent to a transfer of his units until such indebtedness is paid, provided a copy of this Section or the substance thereof is written or printed upon the Certificates representing such units.

**Article VI**  
**ORGANIZER/MEMBER**

These Articles of Organization are executed this 2<sup>d</sup> day of August, 2016, by the following Member, or Members, or an authorized representative of a Member: Edward W. Becht, authorized representative of Black Sails Bar & Grille, LLC, a Florida limited liability company, Organizer/Member.

**Article VII**  
**PURPOSE AND POWER**

The Company shall be formed for any lawful purposes and shall have unlimited power to engage in and to do any lawful act concerning and all lawful businesses for which companies may be organized under the Florida Limited Liability Company Act. In connection with the above-mentioned purposes, and without intending to limit the above-

mentioned purposes, the Company shall have the power to invest its funds in real property and securities, to acquire, own and dispose of real and personal property, and to do all other acts incidental and necessary to the accomplishment of the foregoing purposes, to the extent permitted under the Florida Limited Liability Company Act.

**Article VIII**  
**MANAGEMENT**

The Company is to be managed by a Manager. The Manager(s) of the Company shall be named pursuant to the Operating Agreement of the Company. The initial Manager(s) of the Company, who shall serve as such until his/their successor(s) is/are elected and shall be qualified are:

Office

Name and Address

Manager

Chris Russo  
1391 NW St. Lucie West Blvd #366,  
Port Saint Lucie, FL 34986

**Article IX**  
**INDEMNIFICATION**

The Company shall indemnify any Member and/or Member-Manager who is or was a party, or who is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, including all appeals, by reason of the fact the such Member and/or Member-Manager is or was a Member, Officer or employee of the Company, or is or was serving at the request of the Company as a director, trustee, officer or employee of another limited liability company, corporation, partnership, joint venture, trust or other enterprise, against any and all expenses (including reasonable attorneys' fees), judgment, decrees, fines, penalties and amounts paid in settlement, which were actually and

reasonably incurred by such Member and/or Member-Manager in connection with such action, suit or proceeding. The Company shall not indemnify any Member and/or Member-Manager in the event of:

(i) a breach of such Member and/or Member-Manager's duty of loyalty to the Company or its Members,

(ii) acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law,

(iii) a transaction from which such Member and/or Member-Manager derived an improper personal benefit,

(iv) acts or omissions for which indemnification is prohibited under the Florida Limited Liability Company Act, or

(v) judgments, penalties, fines, and settlements arising from any proceeding by or in the right of the Company, or against expenses in any such case where such Member and/or Member-Manager shall be adjudged liable to the Company.

Any indemnification provided for in this Article (unless ordered by a court) shall be made by the Company only as authorized in the specific case upon a determination that indemnification of the Member and/or Member-Manager is proper in the circumstances because such Member and/or Member-Manager had met the applicable standard of conduct set forth in this Article. Such determination shall be made:

(i) by the Members of a majority vote of a quorum consisting of Members who were not parties to such actions, suit or proceeding;

or (ii) by special legal counsel, selected by the Members by vote as set forth in (i) above.

The indemnification provided in this Article shall not be deemed exclusive of any

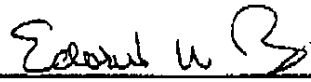
other rights to which a person indemnified may be entitled under any agreement, vote of Members, or disinterested Officers or otherwise, both as to action in the official capacity of such person and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be an Officer or a Member and shall inure to the benefit of the heirs, executors, and administrators of such person.

**Article X**  
**AMENDMENT OF ARTICLES OF ORGANIZATION**

The Company reserves the right to amend, alter, change, restate or repeal any provisions, or all provisions, contained in these Articles of Organization in the manner now or hereafter prescribed by statute, and all rights conferred upon Members herein are granted subject to this reservation.

Signature of Member or authorized representative of Member.

Dated this 2 day of August, 2016.

  
Edward W. Becht, authorized  
representative of Black Sails Bar &  
Grille, LLC, a Florida limited  
liability company,  
Organizer/Member

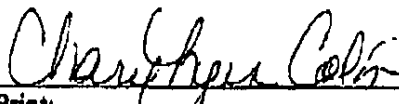
**STATE OF FLORIDA**  
**COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of August 2016, by Edward W. Becht, authorized representative of Black Sails Bar & Grille, LLC, a Florida limited liability company, Organizer/Member, who is personally known to me x or who has produced \_\_\_\_\_ as identification and who did   /did not x take an oath.

**IN WITNESS WHEREOF** I have hereunto set my hand and affixed my official seal on the day and year above written.

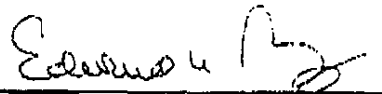


CHARY LYNN COLON  
MY COMMISSION # FF 028177  
EXPIRES: July 20, 2017  
Bonded Third Degree Notary Services

  
Print: \_\_\_\_\_  
Title: Notary Public, State of Florida  
My Commission expires: \_\_\_\_\_

**ACCEPTANCE BY REGISTERED AGENT**

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate. I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of this position as registered agent as provided for in Chapter 605, F.S.



**Edward W. Becht, Registered Agent**