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Florida Department of State
Division of Corporations
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H210003625513ABCZ

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To: Division of Corporations
Fax Number : (850)617-6381

From: Account Name : JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP.
Account Number : 076666002140
Phone : (727)461-1818
Fax Number : (727)441-8617

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: LINDAB@JPFIRM.COM

FLORIDA LIMITED LIABILITY CO.
REAL ORG DEV, LLC

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

2021-09-20 11:55

FLORIDA LIMITED LIABILITY CO.

2021 SEP 28 PM 1:04

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**ARTICLES OF ORGANIZATION
OF
REAL ORG DEV, LLC**

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby sets forth the following Articles of Organization (these "Articles"):

**ARTICLE I
Name**

The name of this Company shall be: REAL ORG DEV, LLC.

**ARTICLE II
Place of Business**

The principal place of business and the mailing address of this Company shall be 3520 Poplar Street NE, St. Petersburg, Florida 33704, and such other place or places as may be designated by the manager from time to time.

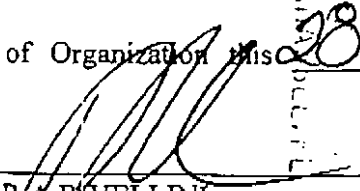
**ARTICLE III
Registered Agent and Office**

The initial registered agent for this Company shall be Peter A. Rivellini and the address of the registered agent for service of process shall be 911 Chestnut Street, Clearwater, Florida 33756.

**ARTICLE IV
Management of Business**

The Company shall be manager-managed. The initial managers shall be David Joseph Wallace and Bryan Lane Yorke, whose address is 3520 Poplar Street NE, St. Petersburg, Florida, 33704.

The undersigned has executed these Articles of Organization this 28th day of September 2021.



PETER A. RIVELLINI,
Authorized Representative

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SEP 28 2021
1:04 PM
CLERK OF DISTRICT COURT
ST. PETERSBURG, FLORIDA

Prepared By:
Peter A. Rivellini, Esquire
Johnson, Pope, Bokor, Ruppel & Burns, LLP
911 Chestnut Street
Clearwater, Florida 33756
(727) 461-1818
Bar No. 0067156

**CERTIFICATE OF DESIGNATION
AND ACCEPTANCE OF REGISTERED AGENT**

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Company, at 911 Chestnut Street, Clearwater, Florida 33756, hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties hereunder.

Dated this 28 day of September 2021.



PETER A. RIVELLINI

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TALPHASSELITE

Division of Corporations

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Florida Department of State
Division of Corporations
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Fax Number : (850)617-6381

From: Account Name : JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP.
Account Number : 076666002140
Phone : (727)461-1918
Fax Number : (727)441-8617

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: LINDAB@JPFIRM.COM

FLORIDA LIMITED LIABILITY CO.
PV-BG KEENE PLAZA, LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION
OF
PV-BG KEENE PLAZA, LLC**

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby sets forth the following Articles of Organization (these "Articles"):

**ARTICLE I
Name**

The name of this Company shall be: PV-BG KEENE PLAZA, LLC

**ARTICLE II
Place of Business**

The principal place of business and the mailing address of this Company shall be 2901 Rigsby Lane, Safety Harbor, Florida 34695, and such other place or places as may be designated by the manager from time to time.

**ARTICLE III
Registered Agent and Office**


The initial registered agent for this Company shall be CHESTNUT BUSINESS SERVICES, LLC and the address of the registered agent for service of process shall be 911 Chestnut Street, Clearwater, Florida 33755.

**ARTICLE IV
Management of Business**

The Company shall be manager-managed. The initial manager shall be Charles A. Ernst, Jr., whose address is 2901 Rigsby Lane, Safety Harbor, Florida 34695.

The undersigned has executed these Articles of Organization this 28th day of September, 2021.

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2021 SEP 28 PM 1:44
TALLAHASSEE, FL



NICHOLAS J. GRIMAUDO,
Authorized Representative

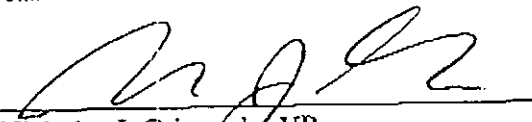
Prepared By:
Nicholas J. Grimaudo, Esquire
Johnson, Pope, Bokor, Ruppel & Burns, LLP
911 Chestnut Street
Clearwater, Florida 33756
(727) 461-1818
Bar No. 71893

CERTIFICATE OF DESIGNATION
AND ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Company, at 911 Chestnut Street, Clearwater, Florida 33756, hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties hereunder.

Dated this 28th day of September, 2021.

CHESTNUT BUSINESS SERVICES, LLC



Nicholas J. Grimaudo, VP

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