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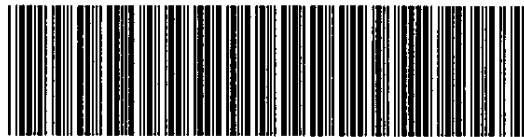
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11/02/15

***Allgood & Misemer, P.A.***

5645 Nebraska Avenue, New Port Richey, FL 34652

***Telephone: (727) 848-2593 Fax: (727) 848-2597 e-mail: misemerken@gmail.com***

*Sam Y. Allgood, Jr. (1917-2000)*

*Kenneth R. Misemer*

October 26, 2015

Office of the Secretary of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**Re: BC LANDING CONDO, L.L.C.**

Gentlemen:

I enclose an original and duplicate original of Articles of Organization for the above-referenced Limited Liability Company. I am also enclosing a check in the amount of \$155.00 to cover the following costs:

Filing fee	\$100.00
Designation of Registered Agent	\$ 25.00
Certified copy	\$ 30.00
<b><u>TOTAL:</u></b>	<b><u>\$155.00</u></b>

Please see that these Articles are filed, and return the certified copy referenced above. We have enclosed an envelope for your use in returning the document to us. Thank you for your attention to this matter. Please call if you have any questions.

Yours truly,

ALLGOOD & MISEMER, P.A.



Kenneth R. Misemer

KRM/ag  
Enclosures

**ARTICLES OF ORGANIZATION  
OF  
BC LANDING CONDO, L.L.C.**

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The undersigned persons, acting as the organizers of **BC LANDING CONDO, L.L.C.**, (The "Company") under the Florida Limited Liability Company Act, Chapter 605, Florida Statutes, adopt the following Articles of Organization:

**ARTICLE I. NAME**

The name of the Company is: **BC LANDING CONDO, L.L.C.**

**ARTICLE II. ADDRESS**

The mailing address and street address of the principal office of the Company are the same: 6551 Central Avenue, St. Petersburg, FL 33715.

**ARTICLE III. INITIAL REGISTERED AGENT AND OFFICE**

The street address of the initial registered office of the Company is 6551 Central Avenue, St. Petersburg, FL 33715, and the name of the Company's initial registered agent at that address is RONALD W. RHOADS. The signature and acceptance of the registered agent is at the end of this document.

**ARTICLE IV. COMMENCEMENT AND DURATION OF EXISTENCE**

The existence of the Company will commence upon filing, and the existence of the Company will continue perpetually.

**ARTICLE V. PURPOSE**

The Company may transact any or all lawful business for which a limited liability company may be organized under the Florida Limited Liability Company Act.

**ARTICLE VI. ADDITIONAL CAPITAL CONTRIBUTIONS**

The members shall make additional capital contributions, from time to time, as required by the Company's regulations.

**ARTICLE VII. ADMISSION OF SUBSTITUTE OR ADDITIONAL MEMBERS**

Additional or substitute members may be admitted only upon the unanimous written approval of the members of the Company in a manner set forth in its regulations.

### **ARTICLE VIII. MANAGEMENT OF COMPANY**

The business of the Company shall be managed by the Manager who shall be elected annually by the members of the Company in a manner set forth in the regulations. The Manager shall have the power and authority to act on behalf of the Company as provided in the Florida Limited Liability Company Act, including, specifically, without limitation, Section 605.0109 and Section 605.0110, and shall also hold the offices and have the responsibilities accorded by the members which are more particularly described in its regulations and any other Agreement that may be entered into between the members and the Manager. The name and address of the initial Manager is as follows:

RONALD W. RHOADS  
6551 Central Avenue  
St. Petersburg, FL 33715

The Manager shall serve in that capacity until the first annual meeting of members or until a successor is elected and qualified.

### **ARTICLE IX. REGULATIONS**

The power to adopt, alter, amend or repeal the regulations of the Company is vested exclusively in the members of the Company.

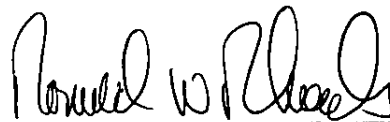
### **ARTICLE X. ORGANIZER**

The name and street address of the organizer executing these Articles of Organization: RONALD W. RHOADS, whose mailing address is 6551 Central Avenue, St. Petersburg, FL 33715.

### **ARTICLE XI. AMENDMENT OF ARTICLES OF ORGANIZATION**

Any amendment to the Articles of Organization shall be approved by all the members, shall be as prescribed by the Secretary of State of Florida and shall be sworn and subscribed to by all the members of the Company. In the event that a new member is added by such an amendment, it also shall be signed by the additional member.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 22 day of October 2015. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.



Ronald W. Rhoads

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STATE OF FLORIDA  
COUNTY OF

The foregoing Articles of Organization were acknowledged before me this 22<sup>nd</sup> day of OCTOBER, 2015, by RONALD W. RHOADS, who is personally known to me or has produced proper identification and who did not take an oath.



signed: [Signature]  
printed: LEAH MASSONG  
Notary Public - State of Florida

**ACCEPTANCE OF REGISTERED AGENT**

Pursuant to Chapter 605, Florida Statutes, the following is submitted:

That **BC LANDING CONDO, L.L.C.**, desiring to organize as a limited liability company under the laws of the State of Florida with its initial registered office, as indicated in its Articles of Organization, located at 6551 Central Avenue, St. Petersburg, FL 33715, has named RONALD W. RHOADS, as its agent to accept service of process within the State of Florida.

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 my position as registered agent.

DATED this 22 day of October, 2015.

[Signature]  
Ronald W. Rhoads, Registered Agent