

Division of Corporations

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Florida Department of State
Division of Corporations
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To:

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

From:

Account Name : GIBBONS, NEUMAN, BELLO, SEGALL, ALLEN & HALLORAN, P.A.
Account Number : I20000000178
Phone : (813) 877-9222
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****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: mike@rentthebay.com

**FLORIDA LIMITED LIABILITY CO.
KEYSTONE OFFICE PLAZA, LLC**

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**ARTICLES OF ORGANIZATION
OF
KEYSTONE OFFICE PLAZA, LLC**

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

These Articles of Organization are made for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act (Ch. 605, Florida Statutes, 2016).

ARTICLE I

NAME

The name of this limited liability company is KEYSTONE OFFICE PLAZA, LLC (the "Company").

ARTICLE II

DURATION

The Company shall exist for indefinite duration in accordance from the date of filing these Articles of Organization with the Department of State until the occurrence of any of any of the events specified in Section 605.0701, Florida Statutes (2016), unless continued by the unanimous consent of all of the remaining members.

ARTICLE III

MAILING ADDRESS AND STREET ADDRESS

The mailing address of the Company is Post Office Box 714, Tampa, FL, 33601, and the street address of the principal office of the Company is 8014 Tommy Ct., Tampa, FL, 33619.

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ARTICLE IV

REGISTERED AGENT AND OFFICE

The name of the initial registered agent of the Company is GARY A. GIBBONS, and the street address of the initial registered office of the Company is 3321 Henderson Blvd., Tampa, Florida 33609.

ARTICLE V

ADDITIONAL MEMBERS

Additional members may be admitted and membership interests may be transferred, but only if all of the current members agree to the admission of the additional members and to the terms of admission and transfer, in accordance with the provisions of the Operating Agreement.

ARTICLE VI

TERMINATION OF MEMBERSHIP

Upon the death, legal disability, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the Company shall be dissolved unless the remaining members, by unanimous written agreement, consent to continue the business of the Company.

ARTICLE VII

MANAGEMENT OF THE COMPANY

The Company shall be managed by the Managers in accordance with the Company's Operating Agreement, and is therefore a manager-managed

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company. The Company shall initially be managed by the following manager until the first meeting of the members or until successor managers are elected and qualified: MICHAEL L. HOOPER, whose mailing address is Post Office Box 714, Tampa, FL, 33601.

ARTICLE VIII

OPERATING AGREEMENT

The members shall have the power to adopt, alter, amend or repeal an Operating Agreement for the Company containing provisions for the regulation and management of the affairs of the Company.

ARTICLE IX

DATE OF EXISTENCE OF THE COMPANY

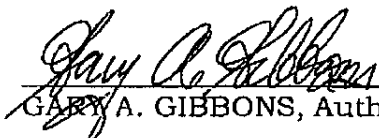
The existence of the Company shall commence on the date of filing of the subscription and acknowledgment of the Articles of Organization.

ARTICLE X

POWERS

The Company shall have all powers as are provided in Section 605.0109, Florida Statutes (2016), and such other powers as are set forth in the Operating Agreement of the Company.

The undersigned Subscriber has executed these Articles of Organization effective as of the 17 day of November, 2016.


GARY A. GIBBONS, Authorized Representative

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**DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**


ACCEPTANCE OF REGISTERED AGENT AND REGISTERED OFFICE

Pursuant to Sections 48.091 and 605.0113, Florida Statutes, this Acceptance of Registered Agent is submitted:

1. KEYSTONE OFFICE PLAZA, LLC is a limited liability company desiring to organize or qualify under the laws of the State of Florida;
2. KEYSTONE OFFICE PLAZA, LLC has named GARY A. GIBBONS, an individual resident of this state, as its registered agent to accept service of process within the State of Florida;
3. KEYSTONE OFFICE PLAZA, LLC has designated as its registered office, the street address of said registered agent's place of business, which is 3321 Henderson Blvd., Tampa, Florida 33609.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at the designated place, I hereby agree to act in this capacity and accept this appointment, and agree to comply with the provisions of Sections 48.091 and 605.0113(2), Florida Statutes, relative to keeping open said office.

By: 
GARY A. GIBBONS,
Registered Agent
Date: November 17, 2016

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