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FLORIDA LIMITED LIABILITY CO.
Three 2706 LLC

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FIELDMAN & ROBACK, ATTORNEYS AT LAW, 3908 • 26TH STREET WEST, BRADENTON, FLORIDA 34205. TELEPHONE (941) 758-8888

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ARTICLE SIX: MANAGEMENT AND AGENCY

The Company shall be a manager-managed Company and it shall be managed by one or more Managers appointed by the Members in accordance with the Operating Agreement.

The Company may appoint an Authorized Agent governing Company property who is granted authority to undertake each, every, and all transactions with respect to any and all real property owned by the Company which is titled to it in its own name, including full power and authority to sell, convey, lease, and encumber such real property and to sign and deliver, in the Company's name and behalf as Authorized Agent of the Company, and to accept delivery of, any and all documents deemed appropriate by the Authorized Agent to carry out such grant of authority; however, this grant of authority specifically excludes any authority regarding any beneficial interests in any trusts established pursuant to the Florida Land Trust Act (such as, without limitation, any right to direct the Trustees of any trusts established thereunder to act or to refrain from acting in behalf of the Company, as beneficiary thereof, and the right to take any other actions and make any other determinations in the name and in behalf of the Company, as such trust beneficiary). This grant of authority shall not make the Authorized Agent a Manager or other principal of the Company and shall not subject the Authorized Agent to any liability or responsibility to any persons dealing with the Company or relying upon the authority granted hereby. The Authorized Agent shall be entitled to reimbursement of expenses reasonably incurred in behalf of the Company, shall be indemnified and held harmless by the Company for any claims, and shall not be liable for any acts or decisions made in good faith.

Until and unless these Articles of Organization are amended to revoke or amend the following provision, the Company hereby appoints Fiduciary Title Services, LLC, a Florida limited liability company, whose address is 3908 26th St W, Bradenton, FL 34205, as its Authorized Agent governing Company property, granting it all of the authority described in the immediately preceding paragraph of this Article Six.

ARTICLE SEVEN: REGISTERED OFFICE AND AGENT

The Registered Office of the Company is at 3908 26th St W, Bradenton, FL 34205, and the Registered Agent at that address is Agency Agents, LLC, a Florida limited liability company. The Company may subsequently change either or both the Registered Office and Registered Agent from time-to-time hereafter.

ARTICLE EIGHT: AMENDMENT OF ARTICLES OF ORGANIZATION

These Articles of Organization may be amended only upon the affirmative unanimous vote or consent thereto of all the Members.

In Witness Whereof, these Articles of Organization are executed on 12 August 2016 by Marc H. Feldman, as authorized representative for the initial Member or Members of the Company.



Marc H. Feldman

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ACCEPTANCE OF APPOINTMENT
as
REGISTERED AGENT

Agency Agents, LLC, a Florida limited liability company, hereby accepts its appointment as Registered Agent for Three 2706 LLC, a Florida limited liability company, and will maintain the Registered Office of the Company in Manatee County, Florida, at 3908 26th St W, Bradenton, FL 34205.

Agency Agents, LLC, is familiar with and accepts the obligations imposed upon it as Registered Agent under Florida law.

Dated: 12 August 2016.



Agency Agents, LLC,
a Florida limited liability company,

by: 
Marc H. Feldman, Manager

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