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FLORIDA LIMITED LIABILITY CO.
Fifty 5122 LLC

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ARTICLES OF ORGANIZATION
of
FIFTY 5122 LLC
a Florida Limited Liability Company

These Articles of Organization are adopted for the purpose of forming a limited liability company under the laws of the State of Florida, to be filed with the Florida Department of State, as follows:

ARTICLE ONE: NAME

The name of the Company is Fifty 5122 LLC.

ARTICLE TWO: PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office of the Company shall be located at 3908 26th St W, Bradenton, FL 34205, and its mailing address shall be the same as its principal office address, until and unless such principal office location or mailing address is subsequently changed by the Company. The Company may also establish and maintain any other locations or mailing addresses as is determined by the Company to be appropriate.

ARTICLE THREE: COMMENCEMENT AND DURATION

The Company shall commence its existence on 30 November 2016 and it shall exist perpetually thereafter until and unless terminated in accordance with its Operating Agreement or otherwise dissolved according to law.

ARTICLE FOUR: OPERATING AGREEMENT

The Company shall adopt an Operating Agreement by affirmative unanimous vote or consent of all the Members of the Company, which may thereafter be amended or repealed only in accordance with the terms thereof. The Operating Agreement must be in writing and shall be signed by all Members, establishing their consent thereto.

ARTICLE FIVE: MEMBERSHIP

The initial Members of the Company are those one or more persons or entities joining in execution of the Operating Agreement, each such Member having the percentage, proportion, or fractional part specified therein, referred to as a Membership Interest. The initial Members authorize the undersigned signatory of these Articles of Organization to submit the same for filing with the Florida Department of State, as their authorized representative.

Additional Members shall be admitted to the Company only in accordance with the Operating Agreement. No Membership Interest may be transferred and no additional Members shall be admitted to the Company except as specifically set forth in the Operating Agreement and in strict compliance therewith.

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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 herby. 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 30 November 2016 by Marc H. Feldman, as authorized representative for the initial Member or Members of the Company.


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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 Fifty 5122 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: 30 November 2016.



Agency Agents, LLC,
a Florida limited liability company,

by: 

Marc H. Feldman, Manager

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