

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

**L17000058234  
FILED 8:00 AM  
March 14, 2017  
Sec. Of State  
ccave**

**Article I**

The name of the Limited Liability Company is:

B & B CONDOS, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

1688 MERIDIAN AVENUE  
SUITE 504  
MIAMI BEACH, FL. US 33139

The mailing address of the Limited Liability Company is:

2953 BERIDGE RD  
SARASOTA, FL. US 34239

**Article III**

The name and Florida street address of the registered agent is:

IRA FINANCIAL GROUP  
1688 MERIDIAN AVENUE  
SUITE 504  
MIAMI BEACH, FL. 33139

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.

Registered Agent Signature: ADAM BERGMAN

## Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR  
SUSAN M BRADLEY  
5855 MIDNIGHT PASS RD, #733  
SARASOTA, FL. 34242 US

Title: MGR  
VINCENT J BATYR  
27 N BROADWAY  
TARRYTOWN, NY. 10591 US

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Signature of member or an authorized representative

Electronic Signature: ADAM BERGMAN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.