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HAROLD E. WOLFE, JR., P.A. ATTORNEY AND COUNSELORS AT LAW

SUITE 302, EXECUTIVE CENTRE 2300 PALM BEACH LAKES BOULEVARD WEST PALM BEACH, FLORIDA 33409-3006

> TELEPHONE: (561) 697-4100 Fax: (561) 697-4101 E-MAIL: hewjrlaw@comcast.net

* FLORIDA BAR BOARD CERTIFIED TAX ATTORNEY

* FLORIDA BAR BOARD CERTIFIED WILLS, TRUSTS, AND ESTATES ATTORNEY

HAROLD E. WOLFE, JR.*

*Admitted to Bars of: Florida Georgia Alabama

New email: harold@hewjrlaw.com

October 17, 2019

BY UPS

Ms. Gina McLeod Messrs Tim Burch and Matthew Moon Supervisor, Bureau of Commercial Recording Florida Department of State Division of Corporations 2661 Executive Center Circle Tallahassee, FL 32301

RE: Benoist Land LLC; Four Brothers Investment, LLC; Byer Barbour, LLC; Barbour Road, LLC; and Smarty's Enterprises, LLC

Dear Mrs. McLeod:

Pursuant to our telephone conversation, we are enclosing for filing with the Florida $^{-2}$ Department of State the following LLCs:

- 1. Amended and Restated Articles of Organization for Benoist Land LLC:
- 2. Amended and Restated Articles of Organization for Four Brothers Investment, LLC:
- 3. Amended and Restated Articles of Organization for Dyer Barbour, LLC;
- 4. Amended and Restated Articles of Organization for Barbour Road, LLC; and
- 5. Amended and Restated Articles of Organization for Smarty's Enterprises, LLC.

As discussed in our telephone conversation, several members of these LLCs lived in different states and signed those limited liability company articles on different pages. You indicated to me in our telephone conversation that as long as all pages containing original signatures were enclosed (even though those signatures may be on different pages) that would be acceptable for filing with the Florida Department of State. You also asked me to copy Tim Burch and Matthew Moon on this letter, which we have done. We understand the Department of State is now "moving" and that has created some disruption in your normal filing proceedings.



HAROLD E. WOLFE, JR., P.A.

Ms. Gina McLeod Messrs Tim Burch and Matthew Moon October 17, 2019 Page 2

Again, as you indicated in our conversation, the fact that the original signatures are contained on different pages will not prevent the Florida Department of State from filing these LLCs as long as all the original signatures are enclosed, which is the case.

To cover the cost of recording and a certified copy of each set of Articles, we enclose our check in the amount of \$775, as follows:

| Filing Fee | \$100.00 |
|----------------------|----------|
| Registered Agent Fee | \$ 25.00 |
| Certified copy | \$ 30.00 |

We thank you in advance for taking time to speak with us. We are sending the Articles directly to you since in most of the Articles, original signatures are contained on different pages. For instance, as I mentioned in our telephone conversation, there may be two pages 6 in one set of Amended and Restated Articles of Organization to reflect the original signature on page 6. If there are any questions regarding filing of these Amended and Restated Articles of Organization, we would ask that you give us a call directly to 561.697.4100. We thank you wholeheartedly in advance for assisting us in this matter.

Should there be other questions please feel free to call us.

Sincerely, Harold E. Wolfe, Jr.

HEW/ejn Enclosures

ec: Mrs. Evelyn Vertucei Mr. Gary Vertucei





AMENDED AND RESTATED ARTICLES OF ORGANIZATION OF <u>SMARTY'S ENTERPRISES, LLC</u>

We, the undersigned, pursuant to Fla. Stat. §605.0202, hereby amend and restate the Articles of Organization of SMARTY'S ENTERPRISES, LLC, which were previously filed with the Florida Department of State on March 16, 2018, and such amended and restated Articles of Organization for such limited liability company shall hereinafter read as follows:

ARTICLE I - NAME OF LIMITED LIABILITY COMPANY

In accordance with Fla. Stat. §§605.0112 and 605.0201(2)(a), the limited liability company's name shall be "SMARTY'S ENTERPRISES, LLC".

ARTICLE II - PERIOD OF DURATION OF LIMITED LIABILITY COMPANY

This limited liability company shall have an indefinite duration in accordance with Fla. Stat. §605.0108(3). This limited liability company's existence shall begin at the date and time when these Articles of Organization are filed with the Florida Department of State, all in accordance with Fla. Stat. §§605.0201(4) and 605.0207.

ARTICLE III - LOCATION OF PRINCIPAL OFFICE

As required under Fla. Stat. §605.0201(2)(b), the mailing and street address of this limited liability company's principal office is as follows:

Mailing and Street Address:

14442 Cypress Island Circle Palm Beach Gardens, FL 33410

Page 1 of 15

ARTICLE IV - REGISTERED OFFICE AND REGISTERED AGENT

The street address of this limited liability company's registered address in the State of Florida is 14442 Cypress Island Circle, Palm Beach Gardens, FL 33410. The name of the registered agent at such registered office is EVELYN VERTUCCI, 14442 Cypress Island Circle, Palm Beach Gardens, FL 33410. The written acceptance of the Company's initial registered agent as required under Fla. Stat. §605.0201(2)(c) is affixed to the end of these Articles.

ARTICLE V - ADMISSION OF NEW MEMBERS

Members may admit additional new Members in compliance with the terms and conditions of this article. A new Member may be admitted into this limited liability company only if (i) such new Member acquires ownership units in this limited liability company. (ii) any first refusal rights or other restrictions on ownership unit transferability granted under any operating agreement then in effect governing this limited liability company are complied with, (iii) such new Member agrees to comply with any operating agreement then in effect governing this limited liability company and (iv) such new Member executes such instruments as the other Members determine are necessary or desirable to effect such admission and to confirm the agreement of the person or entity being admitted as a new Member to be bound by all the covenants, terms and conditions of these Articles of Organization and any operating agreement then governing this limited liability company then in effect. Said new Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an amount commensurate with the formula prescribed in Article VIII hereof. In accordance with Fla. Stat. §605.0403(5)(or successor section). any Member who fails to make a required capital contribution under the terms of the Operating Agreement shall forfeit such defaulting Member's membership interest and such individual shall not become a Member of this limited liability company.

ARTICLE VI - CONTINUATION OF BUSINESS

The remaining Members of this limited liability company are specifically given the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or the occurrence of an event which terminates the continued membership of a Member in this limited liability company; it being the intent of the Members hereunder that the existence of this limited liability company be for the duration set forth in Article II hereof.

ARTICLE VII - COMPOSITION OF MANAGEMENT

This limited liability company shall be managed by a single Manager. EVELYN VERTUCCI, during her lifetime and no other person or individual shall have the right to so manage this limited liability company unless EVELYN VERTUCCI resigns, dies, voluntarily retires or consents in writing to a successor Manager. Accordingly, this limited liability company is to be a Manager-managed company as set forth in Fla. Stat. §605.0407(1)(a)(1) and shall be so managed by EVELYN VERTUCCI until her resignation, death, retirement or consent to a successor Manager. Upon EVELYN VERTUCCI's resignation, death, retirement or written consent to a successor Manager. Whichever first occurs, in such event, a successor Manager shall be selected (i) in accordance with any then adopted operating agreement governing this limited liability company or (ii) if no such operating agreement has been so adopted, by majority percentage vote of members holding a majority of Units in this limited liability company. In accordance with the foregoing, the name and address of the Manager of this limited liability company is:

Name of Manager

EVELYN VERTUCCI

<u>Address</u>

14442 Cypress Island Circle Palm Beach Gardens, FL 33410

Notwithstanding anything to the contrary contained in Fla. Stat. §605.0407 or §605.0404(2) (or successor section) the Manager shall have sole discretion in making decisions to make distributions to members from this limited liability company. Furthermore, since limited liability company is to be a manager-managed company, the Manager herein named shall have all the rights afforded under Fla. Stat. §605.0407(3) (or successor statute): and the rights afforded to the Manager hereunder shall not be abridged by any subsequent amendments to this limited liability company's Operating Agreement.

ARTICLE VIII – OWNERSHIP UNITS

The maximum number of ownership units that this limited liability company is authorized to have outstanding is ten thousand (10.000) units. This limited liability company is not obligated to issue all of its authorized outstanding units but rather may issue to initial Members a portion of its authorized ownership units and reserve a portion of such ownership units for future authorization to future Members, if any. Each of such ownership units shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one is the numerator and the total number of units outstanding is the denominator. Each Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an amount specified in the Operating Agreement or as specified in Fla. Stat. §605.0404 if the Operating Agreement is silent as to that matter.

ARTICLE IX – PURPOSE OF LIMITED LIABILITY COMPANY

The purpose for which this limited liability company is formed is to engage in any lawful acts or other activities for which limited liability companies may be formed under Chapter 605 of the Florida Statutes. Additionally, this limited liability company shall engage in the business of ownership and operation of real estate.

ARTICLE X - STATEMENT OF AUTHORITY

This limited liability company may file a statement of authority as so provided in Fla. Stat. \$605.0302. Such statement of authority may encompass all or any matters set forth in Fla. Stat. \$605.0302.

ARTICLE XI - RETENTION OF SUBCHAPTER "S" ELECTION

This limited liability company was converted from a for profit corporation into a limited liability company in accordance with Fla. Stat. §§605.1041(2), 605.1043(2), 605.1045, 607.1112, 607.1113, and 607.1114. Thus, this limited liability company shall retain the Subchapter "S" election of the converted entity, SMARTY'S ENTERPRISES, INC., all pursuant to Subchapter "S" of the Internal Revenue Code of 1986, as amended, I.R.C. §1361, et seq. of the Code.

ARTICLE XII - OPERATING AGREEMENT

This limited liability company may adopt an "Operating Agreement" which shall govern the operations of this limited liability company, shall prescribe the method for electing managers and designating successors (except as provided in Article VIII hereof), shall, if the Members so elect, grant first refusal rights or other restrictions on ownership unit transferability and govern legal arrangements among Members. Such Operating Agreement shall comply with provisions of Fla. Stat. §§605.0105 and 605.0106; provided, however, that any amendment or alternation of the

Operating Agreement of this limited liability company shall strictly comply with any amendment procedure contained in the Operating Agreement unless all Members unanimously otherwise agree in writing. The provisions of Chapter 605 of the Florida Statutes entitled the "Florida Revised Limited Liability Company Act" shall govern this limited liability company except to the extent overridden by specific provisions of any Operating Agreement then governing this limited liability company.

IN WITNESS WHEREOF, the undersigned, members of this limited liability company

have executed these Articles of Organization on this $\frac{18}{2}$

SMARTY'S ENTERPRISES, LLC

VERTUCCI FAMILY TRUST

Bv:

EVELYN VERTUCCI. Trustee

EVELYN VERTUCCI REVOCABLE TRUST

EVELYN VERTUCCI. Trustee

CHRISTOPHER VERTUCCI, Individually

JACÓ UGCL Individually

GARY VERTUCCI. by the natural parent and guardian of ENZO VERTUCCI, a minor

GARY VERTÚCO: As the natural parent and guardian of IAN VERTUCCI, a minor

2019.

day of Stat

EDWARD VERTUCCI, as the natural parent and guardian of LIVIA VERTUCCI, a minor

EDWARD VERTUCCI, as the natural parent and guardian of **ADELINE VERTUCCI**. a minor Operating Agreement of this limited liability company shall strictly comply with any amendment procedure contained in the Operating Agreement unless all Members unanimously otherwise agree in writing. The provisions of Chapter 605 of the Florida Statutes entitled the "Florida Revised Limited Liability Company Act" shall govern this limited liability company except to the extent overridden by specific provisions of any Operating Agreement then governing this limited liability company.

IN WITNESS WHEREOF, the undersigned, members of this limited liability company

have executed these Articles of Organization on this 18^{23}

SMARTY'S ENTERPRISES, LLC

VERTUCCI FAMILY TRUST

Bv:

EVELYN VERTUCCI, Trustee

EVELYN VERTUCCI REVOCABLE TRUST

EVELYN VERTUCCI. Trustee

GARY VERTÚCO: as the natural parent and guardian of IAN VERTUCCI, a minor

2019.

day of C

EDWARD VERTUCCI, as the natural parent end guardian of LIVIA VERTUCCI, a minor

EDWARD VERTUCCI, as the natural parent and guardian of ADELINE VERTUCCI, a minor

CHRISTOPHER VERTUCCI. Individually

JACQUELINE VERTUGEL Individually

GARY VERTUCCI. bs/the natural parent and guardian of ENZO VERTUCCI, a minor

STATE OF FLORIDA)) ss: COUNTY OF PALM BEACH)

BEFORE ME personal appeared EVELYN VERTUCCI, the signor, who personally appeared before me at the time of this notarization, and \Box is personally known to me or \Box has produced

<u>JL. driver's linene</u> as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

(SEAL)

WITNESS my hand and official seal this _____ day of ______ day of ______. 2019.

Notary Public, State of Florida



| STATE OF FLORIDA |) |
|----------------------|-------|
| |) ss: |
| COUNTY OF PALM BEACH |) |

BEFORE ME personal appeared CHRISTOPHER VERTUCCI, the signor, who personally appeared before me at the time of this notarization, and \Box is personally known to me or \Box has produced IL. drivers license____ as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this <u>9th</u> day of <u>Gugust</u>. 2019. (SEAL) <u>(armer)</u> M. Rickel

CARMEN M. RIEDEL Commission # GG 302240 Expires May 7, 2023 Sourciard Thrue Troy Fade Inscremote 800-885-901

Notary Public, State of Florida

STATE OF FLORIDA)) ss: COUNTY OF PALM BEACH)

BEFORE ME personal appeared JACQUELINE VERTUCCI, the signor, who personally appeared before me at the time of this notarization, and \Box is personally known to me or \Box has produced IL drivers license as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that She executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this $\underline{q^{\#}}_{day of }$ day of <u>Gregust</u>. 2019.

CARMEN M. RIEDEL Commission # GG 302240 Expires May 7, 2023 Bondod Thru Troy Fain Insurance 800-385-7019

Notary Public. State of Florida

STATE OF FLORIDA)) ss: COUNTY OF PALM BEACH)

BEFORE ME personal appeared GARY VERTUCCI, as the natural parent and guardian of ENZO VERTUCCI, a minor, the signor, who personally appeared before me at the time of this notarization. and \Box is personally known to me or \blacksquare has produced $\underline{\mathcal{H}}$. driver's $\underline{\mathcal{H}}$ as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this $\frac{18}{2}$

(SEAL)

day of July, 2019. Curmen M. Riedel

Notary Public, State of Florida



STATE OF FLORIDA)) ss: COUNTY OF PALM BEACH)

BEFORE ME personal appeared GARY VERTUCCI, as the natural parent and guardian of IAN VERTUCCI, a minor, the signor, who personally appeared before me at the time of this notarization, and \Box is personally known to me or \mathbf{M} has produced H. driver's Chience as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 18^{-7} nly____. 2019. 1. Riedel day of

(SEAL)

Notary Public, State of Flori



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

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| Signer(s) Other Than Named Above: | |
| Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer – Title(s): Partner – □ Limited □ General Individual □ Attorney in Fact Trustee □ Guardian of Conservator Other: | Corporate Officer – Title(s): Partner – D Limited D General I Individual D Attorney in Fact Trustee D Guardian of Conservator Other: |

©2017 National Notary Association

STATE OF CALIFORNIA)) ss: COUNTY OF VENTURA)

BEFORE ME personal appeared EDWARD VERTUCCI, as the natural parent and guardian of LIVIA VERTUCCI, a minor, the signor, who personally appeared before me at the time of this notarization, and is personally known to me or has produced _______as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this _____ day of _____, 2019.

(SEAL)

Notary Public, State of California

STATE OF CALIFORNIA)) ss: COUNTY OF VENTURA)

BEFORE ME personal appeared EDWARD VERTUCCI. as the natural parent and guardian of ADELINE VERTUCCI, a minor, the signor, who personally appeared before me at the time of this notarization. and \Box is personally known to me or \Box has produced ______as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this ______ day of ______, 2019.

(SEAL)

Notary Public. State of California

CERTIFICATION DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 605.0113, Florida Statutes, the following is submitted:

That **SMARTY'S ENTERPRISES**, LLC, desiring to organize or qualify under the laws of the State of Florida as a limited liability company with its principal place of business in the County of Palm Beach, State of Florida, has named **EVELYN VERTUCCI**, as its agent to accept service of process.

Signature:

Signature:

Signature:

Title:

EVELYN VERTUCCI, as Trustee of the Vertucci Family Trust

CHRISTOPHER VERTUCCI

EVELYN VERTUCCI, as Trustee of the Evelyn Vertucci Revocable Trust GARY VERTUCCI, as natural parent and guardian of ENZO VERTUCCI, a minor

Title: Member 2019 Date: Signature: GARY VERTUCAL as natural

parent and guardian of IAN VERTUCCI, a minor

| Title: | Me | mber | |
|--------|---------|------|--------|
| Date: | <u></u> | 418 | . 2019 |

Signature:

EDWARD VERTUCCI. as natural parent and guardian of LIVIA VERTUCCI, a minor

Date: Title: Member Date: . 2019 Signature: MERTUCCI Signature: Title: EDWARD VERTUCCI. as Memher Date: 2019 natural parent and guardian of ADELINE VERTUCCI, a minor Title: Member Date: , 2019 Signature:

Page 14 of 15

CERTIFICATION DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 605.0113, Florida Statutes, the following is submitted: That SMARTY'S ENTERPRISES, LLC, desiring to organize or qualify under the laws of the State of Florida as a limited liability company with its principal place of business in the County of Palm Beach. State of Florida, has named EVELYN VERTUCCI, as its agent to accept service of process.

Signature:

EVELYN VERTUCCI. as Trustee of the Vertucci Family Trust

Title: Member Date:

EVELYN VERTUCCI. Trustee of the Evelyn Vertucci **Revocable Trust**

Signature:

Signature:

Signature:

CHRISTOPHER VERTUCCI

Title: Member

Date: , 2019 GARY VERTUCCI, as natural parent and guardian of ENZO VERTUCCI, a minor

Title: Member Date: . 2019 Signature: GARY VERTUCAL as natural

parent and guardian of IAN VERTUCCI, a minor

| Title: | Member | |
|--------|---------|------|
| Date: | July 18 | 2019 |

EDWARD VERTUCCI. as natural parent and guardian of LIVIA VERTUCCI, a minor

| Title: | Member | |
|--------|----------|------|
| Date: | _Aug 13_ | 2019 |

JACQUELINE VERTUCCI

Title: Member Date: . 2019



Signature:

Signature:

EDWARD VERTUCCI, as natural parent and guardian of ADELINE VERTUCCI, a minor

Title: Member 13 Date: AJa , 2019

Page 14 of 15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

| State of California County of <u>VEATUY CA</u> | } |
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| on 8/13/19 | before me, KIUL CHADWEIT NOTAM PUDIC |
| personally appeared COMMIC | Here Insert Name and Title of the Officer |
| | Name(s) of Signer(s) |

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Signature of Notary Public

Place Notary Seal and/or Stamp Above

- OPTIONAL -

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document. **Description of Attached Document** Title or Type of Document: (ertif vation Designating Place OF Document Date: ____ Number of Pages: Signer(s) Other Than Named Above: _ Capacity(ies) Claimed by Signer(s) Signer's Name: Signer's Name: _ Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____ Partner –
 Limited
 General Partner –
 Limited
 General Attorney in Fact Individual 🛛 Individual Attorney in Fact Guardian of Conservator Trustee Guardian of Conservator Trustee Other: O Other: _ Signer is Representing: Signer is Representing: _

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M1304-09 (09/17)

ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT

Pursuant to the provisions of the Florida Revised Limited Liability Company Act. Chapter 605 of the Florida Statutes and Florida Statutes §605.0113, the undersigned does hereby accept his appointment as Registered Agent on whom process may be served within the State of Florida for this limited liability company named in the foregoing Articles of Organization and by affixing such Registered Agent's signature below states that he is familiar with, and accepts the obligations of that position.

REGISTERED AGENT:

Metuci EVELYN VERTUCCI

DATE: July 18, , 2019