

From:

Division of Corporations

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Page 1 of 2

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Florida Department of State
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**FLORIDA LIMITED LIABILITY CO.
B&B KINGS ROW HOLDINGS LLC**

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ARTICLES OF ORGANIZATION
OF
B&B KINGS ROW HOLDINGS LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, hereby makes, acknowledges, and files the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be "B&B KINGS ROW HOLDINGS LLC" (the "Company").

ARTICLE II -- ADDRESS

The mailing address of the Company shall be 2120 Drew Street, Clearwater, Florida 33765. The principal address of the Company shall be 2120 Drew Street, Clearwater, Florida 33765.

ARTICLE III -- DURATION

The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Articles of Organization or in the Company's Operating Agreement.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent of the Company in the State of Florida is Acme Agent Florida LLC, 9132 Strada Place, Third Floor, Naples, Florida 34108.

ARTICLE V -- MANAGEMENT

The Company shall be managed by one or more Managers in accordance with the Operating Agreement adopted by the members for the management of the business and affairs of the Company. The Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. At the time that these Articles are executed, the Managers are as follows:

ELIZABETH BICKIMER, Successor Trustee
of The Charles J. Bickimer Trust u/a/d 6/21/2001
628 Bluff View Drive
Belleair Bluffs, Florida 33770

NANCY A. BICHIMER, Successor Trustee of
The Kings Row Trust dated July 1, 1996,
as modified
One Seaside Lane
Penthouse 701
Belleair, Florida 33756

ARTICLE VI -- LIMITATION ON AGENCY AUTHORITY OF MEMBERS

Pursuant to Chapter 605, Florida Statutes, no member of the Company shall be an agent of the Company for the purpose of its business solely by virtue of being a member, and no member may bind the Company by taking any action solely by virtue of being a member.

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STATE OF FLORIDA
TALLAHASSEE

ARTICLE VII – WRITTEN OPERATING AGREEMENT

Any operating agreement entered into by the members of the Company, and any amendments or restatements thereof, shall be in writing. No oral agreement among any of the members or managers of the company shall be deemed or construed to constitute any portion of, or otherwise affect the interpretation of, any written operating agreement of the Company, as amended and in existence from time to time.

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization at Naples, Florida, on this 15th day of August, 2019.



W. Jeffrey Cecil
Authorized Representative of Members

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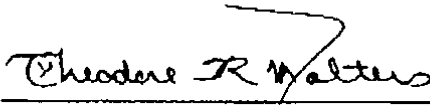
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the Manager of the entity named in the Articles of Organization of B&B KINGS ROW HOLDINGS LLC as the registered agent of this limited liability company, hereby consents to accept service of process for the above-stated company at the place designated in the Articles of Organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of Chapter 605, Florida Statutes relating to the proper and complete performance of her duties as registered agent, and is familiar with and accepts the obligations of the position of registered agent.

Date: August 15, 2019.

Acme Agent Florida LLC.
Registered Agent of B&B KINGS ROW HOLDINGS LLC



Theodore R. Walters, Manager

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