

From:

Division of Corporations

08/19/2019 10:00

#005 P.002/005

Page 1 of 2

**L19000207271**

Florida Department of State  
Division of Corporations  
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**FLORIDA LIMITED LIABILITY CO.  
PLANT CITY PLAZA HOLDINGS LLC**

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ARTICLES OF ORGANIZATION  
OF  
PLANT CITY PLAZA 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 "PLANT CITY PLAZA 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 member 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 Manager is 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

ARTICLE VI -- LIMITATION ON AGENCY AUTHORITY OF MEMBERS

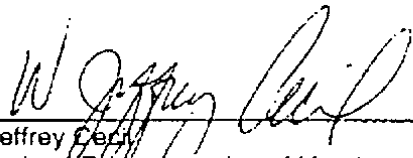
Pursuant to Chapter 605, Florida Statutes, no member of the Company shall be an agent of the Company for the purpose of its business solely by virtue of being a member, and no member may bind the Company by taking any action solely by virtue of being a member.

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## ARTICLE VII – WRITTEN OPERATING AGREEMENT

Any operating agreement entered into by the member of the Company, and any amendments or restatements thereof, shall be in writing. No oral agreement among any of the member 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 15<sup>th</sup> day of August, 2019.

  
\_\_\_\_\_  
W. Jeffrey Perry  
Authorized Representative of Member

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TALLAHASSEE, FLORIDA

## 3