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**FLORIDA LIMITED LIABILITY CO.
Play Ball FL Riverview OPCO, LLC**

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• ARTICLES OF ORGANIZATION
OF
PLAY BALL FL RIVERVIEW OPCO, LLC

The undersigned hereby certifies that he is the Authorized Representative who is forming a limited liability company under Florida Statutes Chapter 605. The following Articles of Organization are hereby adopted.

ARTICLE I
Name

The name of this Company shall be: PLAY BALL FL RIVERVIEW OPCO, LLC

ARTICLE II
Duration; Effective Date

The Company shall exist perpetually, effective as of the date of filing hereof.

ARTICLE III
Address; Principal Office

The principal place of business and mailing address of the Company shall be 4343 Anchor Plaza Parkway, Suite 1, Tampa, Florida 33634, and such other place or places as may be designated by the manager from time to time.

ARTICLE IV
Registered Agent and Office

The initial registered agent for the Company shall be Nicholas Reader and the address of the registered agent for service of process shall be 4343 Anchor Plaza Parkway, Suite 1, Tampa, Florida 33634.

ARTICLE V
Purpose

The Company may engage in any activity or business permitted under the laws of the State of Florida.

ARTICLE VI
Management of Business

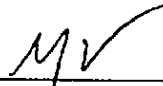
The Company shall be manager-managed. The Manager(s), and authority and duties of the Manager(s), shall be set forth in the Operating Agreement of the Company.

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The undersigned, being the authorized representative, hereby certifies that the foregoing constitutes the Articles of Organization of PLAY BALL FL RIVERVIEW OPCO, LLC.

Executed by the undersigned on October 21, 2019.



NICHOLAS READER,
Authorized Representative

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT
ACKNOWLEDGMENT OF REGISTERED AGENT

Pursuant to Chapter 605.0113, Florida Statutes, I agree to act in the capacity of Registered Agent for PLAY BALL FL RIVERVIEW OPCO, LLC and will comply with the provisions of all statutes relative to the proper and complete performance of my duties. I am familiar with and accept the obligations of 605.0113, Florida Statutes.

Dated this 21 day of October 2019.



NICHOLAS READER
Registered Agent