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FLORIDA LIMITED LIABILITY CO.
Bluffs on the Creek, LLC

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**ARTICLES OF ORGANIZATION
FOR
BLUFFS ON THE CREEK, LLC**

A Florida Limited Liability Company

The undersigned, for the purpose of forming a limited liability company under Chapter 605 of Florida Statutes, hereby adopts the following Articles of Organization:

Article I

NAME OF LIMITED LIABILITY COMPANY: The name of the limited liability company (the "LLC") is Bluffs on the Creek, LLC.

Article II

PRINCIPAL OFFICE: The principal office of the LLC is located at 400 N. Tampa Street, #1900, Tampa, FL 33602.

MAILING ADDRESS: The mailing address of the LLC is 400 N. Tampa Street, #1900, Tampa, FL 33602.

Article III

PURPOSE AND AUTHORIZED REPRESENTATIVE: This LLC is formed for the purpose of investing in Qualified Opportunity Zone Property and operating as a Qualified Opportunity Zone Business within the meaning of Section 1400Z-2 of the Internal Revenue Code of 1986, as amended. The Authorized Representative of the LLC for purposes of formation shall be James O. Lang.

Article IV

POWERS: The LLC shall have and exercise all powers of a limited liability company pursuant to Chapter 605 of the Florida Statutes as the same now exist or may hereinafter exist under the laws of the State of Florida.

Article V

OPERATING AGREEMENT: The Operating Agreement of the LLC shall be initially approved by the Members and thereafter may be amended by a Manager in accordance with the Operating Agreement.

Article VI

AMENDMENT: These Articles of Organization may be amended by the Members in the manner provided by law.

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Article VII

MANAGERS: The LLC is a manager managed limited liability company. The Manager(s) of the LLC shall be fixed and determined from time to time by the members in accordance with the Operating Agreement. The initial Manager is Lykes Bros. GP, LLC, a Florida limited liability company.

Article VIII

INFORMAL ACTION: To the extent permitted by law, any action required to be taken at any annual or special meeting of the members, managers or any appointed committee, or any action which may be taken at any annual or special meeting of any such members, managers or committee, may be taken without a meeting, without prior notice and without a vote, if the action is taken by the members, managers or committee members entitled to vote on such action and having not less than the minimum number of votes necessary to authorize such action at a meeting at which all members, managers or committee members entitled to vote on such action were present and voted. The action must be evidenced by one or more written consents describing the action taken, dated and signed by approving members, managers or committee members having the requisite number of votes and entitled to vote on such action, and such written consent or consents must be delivered to the LLC at its principal office.

Article IX

REGISTERED AGENT: The name of the registered agent of the LLC is Kristen Chittenden. The address of this registered agent is 400 N. Tampa Street, #1900, Tampa, FL 33602. The registered office and registered agent provided for herein may be changed from time to time in the manner provided by law.

Article X

TERMS OF EXISTENCE: The term of existence of the LLC is perpetual.

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IN WITNESS WHEREOF, These Articles of Organization are hereby executed by the
Authorized Representative on this 1st day of July, 2020.

/s/James O. Lang

7/1/20

James O. Lang
Authorized Representative

Date

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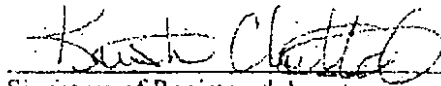
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REGISTERED AGENT'S

ACCEPTANCE OF APPOINTMENT

Having been named as registered agent to accept service of process for the above stated LLC at the place designated in this certificate, I am familiar with and accept the appointment as registered agent for Bluffs on the Creek, LLC, a Florida limited liability company, and agree to act in this capacity.



Signature of Registered Agent
Kristen Chittenden

Date: 7/1/20

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