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From: Account Name : NAJMY THOMPSON, P.L.  
 Account Number : I20090000014  
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**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN**  
**1400 BALLARD PARK LLC**

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January 25, 2021

Catherine M. Brumbley  
Regulatory Specialist II  
Florida Department of State,  
Division of Corporations

Via fax # 850-617-6383

Re: Fax Aud. No. H21000028098, Letter No. 721A00001637; corrected Amended and Restated Articles of Organization for 1400 Ballard Park LLC. Ref No. L200003880019.

Dear Ms. Brumbley:

Attached you will find (1) your Letter No. 721A00001637 dated January 25, 2021, (2) corrected Amended and Restated Articles of Organization for 1400 Ballard Park LLC, wherein I have changed the effective date to January 22, 2021, and (3) the fax confirmation page showing that these articles were first faxed to and received by the Division on January 22, 2021. Please file these amended articles with the effective date of January 22, 2021.

Thank you.



Corey R. Parker  
*Associate Attorney*

NT



January 25, 2021

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

1400 BALLARD PARK LLC  
1401 8TH AVENUE WEST  
BRADENTON, FL 34205US

SUBJECT: 1400 BALLARD PARK LLC  
REF: L20000380019

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

The effective date is not acceptable since it is not within five working days of the date of receipt.

THE EFFECTIVE DATE CANNOT BE PRIOR TO THE DATE OF FILING OR NO MORE THAN 90 DAYS AFTER FILING.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Catherine M Brumbley  
Regulatory Specialist II

FAX Aud. #: H21000028098  
Letter Number: 721A00001637

**Prepared by:**  
Corey R Parker, Esq.  
Fla. Bar No. 1018370  
Najmy Thompson, PL  
1401 8th Avenue West  
Bradenton, Florida 34205  
941-748-2216

Audit No. H21000028098 3

**AMENDED AND RESTATED ARTICLES OF ORGANIZATION**  
**OF**  
**1400 BALLARD PARK LLC**

WHEREAS, on December 4, 2020, 1400 Ballard Park LLC, a Florida limited liability company (the "**Company**"), was formed by the filing of Articles of Organization, document number L20000380019; and

WHEREAS, the Members of the Company now desire to amend and restate the Articles of Organization for the Company according to the terms herein, and have executed that Action by Written Consent of all the Members of the Company dated January 20, 2020, authorizing the execute and filing of these Amended and Restated Articles of Organization.

NOW THEREFORE, the undersigned, pursuant to the Florida Revised Limited Liability Company Act, as amended from time to time, does hereby amend and restated the Articles of Organization for the Company as follows:

**ARTICLE I. NAME**

The name of the limited liability company is: **1400 Ballard Park LLC.**

**ARTICLE II. MAILING AND STREET ADDRESS**

The mailing address and the street address of the principal office for the Company is

1401 8th Ave. W.  
Bradenton, Florida 34205

**ARTICLE III. REGISTERED AGENT AND OFFICE**

The name and street address of the initial registered agent for the Company is:

Najmy Thompson, PL  
1401 8th Ave. W.  
Bradenton, Florida 34205

**ARTICLE IV. EFFECTIVE DATE AND TIME**

The effective date and time of these Amended and Restated Articles of Organization shall be January 22, 2021.

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ARTICLES OF ORGANIZATION OF FOOTBALL FANTASY PARK, LLC

ARTICLE V. PURPOSE

The purpose of the Company is to own, manage, control, operate, and lease real property located in Manatee County, Florida, with the Parcel ID number 3367200007 (the "Property"), and to engage in any and all activities necessary or incidental to this purpose.

ARTICLE VI. MANAGEMENT OF COMPANY

The Company shall be a Manager-managed Company. The initial Manager of the Company is:

|                |  |
|----------------|--|
| <u>Name:</u>   | <u>Address:</u>                              |
| Louis J. Najmy | 1401 8th Ave. W.<br>Bradenton, Florida 34205 |

ARTICLE VII. STATEMENT OF AUTHORITY

This statement of authority is made pursuant to section 605.0302(1), Florida Statutes.

(a) Manager's Unanimous Authority. The Manager(s) of the Company listed in these Articles, acting unanimously, shall have the full power and authority, in their sole discretion, without the prior consent, authorization, or joinder of the Member(s) of the Company, to enter into transactions of not more than Twenty-Five Thousand U.S. Dollars (\$25,000.00), and for a duration of not more than one (1) year, on behalf of the Company, and to otherwise but not inconsistently with the foregoing bind the Company. No person dealing with the Manager(s) need inquire into the validity or propriety of any document or instrument executed in the name of the Company by the Manager(s) unanimously, or as to the authority of the Manager(s) in executing the same.

(b) No Authority to Other Persons. No other persons shall have any authority, without the prior written consent of the Manager(s) or Member(s) of the Company, to enter into any transaction on behalf of, or otherwise act for or bind, the Company.


ARTICLE VIII. INDEMNIFICATION

The Company shall indemnify any member, manager, officer, director, employee, or agent, and any former member, manager, officer, director, employee, or agent, to the full extent permitted by law.

ARTICLES OF ORGANIZATION OF 1800 BALLEARD PARK LLC

IN WITNESS WHEREOF, the undersigned, as Authorized Representative, has signed these Articles of Organization on January 22, 2021.


*In accordance with section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.*

  
Corey R. Parker, as Authorized Representative

**ACCEPTANCE BY REGISTERED AGENT**

Having been named as Registered Agent and to accept service of process for the above stated limited liability company, the firm hereby accepts the appointment as Registered Agent and agrees to act in this capacity. The firm further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties and is familiar with and accepts the obligations of its position as Registered Agent as provided in Chapter 605, Florida Statutes.

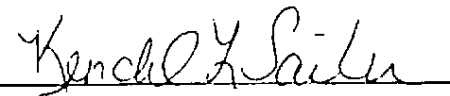
Najmy Thompson, P.L.

By:   
Corey R. Parker, Esq., as a firm attorney

STATE OF FLORIDA  
COUNTY OF MANATEE

On January 22, 2021, Corey R. Parker, Esq., as an attorney with Najmy Thompson, P.L., designated above as the firm who shall serve as this company's Registered Agent, who is personally known to me, personally appeared before me by means of physical presence and signed these Articles of Organization.



  
Notary Public, State of Florida  
Kendell L. Sailer