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Email Address: Ken.Morris@k2orsas.com

**FLORIDA LIMITED LIABILITY CO.
K2 Real Estate Investments, LLC**

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ARTICLES OF ORGANIZATION
OF
K2 REAL ESTATE INVESTMENTS, LLC

The undersigned authorized representative does hereby certify that the persons so identified herein have associated themselves together for the purpose of forming a limited liability company (the "*Company*") under the laws of the State of Florida.

ARTICLE I
NAME

The name of the Company shall be: **K2 REAL ESTATE INVESTMENTS, LLC.**

ARTICLE II
ADDRESS AND PLACE OF BUSINESS

The address of the principal office and the mailing address of this Company shall be:

Principal Office

2701 W. Bay Avenue
Tampa, Florida 33611

Mailing Address

2701 W. Bay Avenue
Tampa, Florida 33611

ARTICLE III
PERIOD OF DURATION

The period of duration of the Company shall be perpetual.

ARTICLE IV
GENERAL POWERS

The Company is formed for the purpose of conducting and undertaking, and shall have the power to conduct and undertake, any and all activities and actions authorized under the Florida Revised Limited Liability Company Act, Chapter 605, *Florida Statutes*.

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Articles of Organization
K2 REAL ESTATE INVESTMENTS, LLC

**ARTICLE V
MANAGEMENT**

All powers of the Company shall be exercised by or under the authority of the managers and, except as otherwise provided in the operating agreement of the Company, if any ("**Operating Agreement**"), the business and affairs of the Company shall be managed by or under the direction of the managers. The initial managers shall be **Kenneth Morris** and **Kathy Morris** and their mailing address is 2701 W. Bay Avenue, Tampa, Florida 33611.

**ARTICLE VI
OPERATING AGREEMENT**

The members of the Company may adopt an operating agreement pertaining to the regulation, management, and other affairs of the Company (previously defined as the "**Operating Agreement**"), provided that such Operating Agreement shall not be inconsistent with these Articles of Organization or with the laws of the State of Florida. The Operating Agreement may be repealed or altered only in the manner now or hereafter prescribed therein, consistent with the laws of the State of Florida.

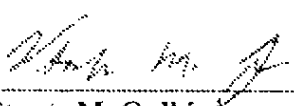
**ARTICLE VII
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the Company's initial registered office in Florida is **911 Chestnut Street, Clearwater, Florida 33756**, and the name of its initial registered agent is **CHESTNUT BUSINESS SERVICES, LLC**. The Company may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Section 605.0113, Florida Statutes.

**ARTICLE X
ACKNOWLEDGMENT**

The members of the Company, through their undersigned authorized representative, do hereby certify that the foregoing constitutes the proposed Articles of Organization of **K2 REAL ESTATE INVESTMENTS, LLC**. These Articles of Organization may be amended from time to time by consent of the members holding a majority of the voting interests of the Company, or otherwise in the manner now or hereafter prescribed in the Company's Operating Agreement, consistent with the laws of the State of Florida.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization this 14 day of December, 2020.



Vitauts M. Gulbis,
Authorized Representative

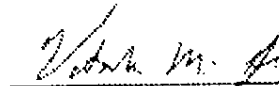
Articles of Organization
K2 REAL ESTATE INVESTMENTS, LLC

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of **K2 REAL ESTATE INVESTMENTS, LLC**, the undersigned accepts such an appointment, agrees to act in such capacity and is familiar with and accepts the obligations set forth in Section 605.0113, Florida Statutes.

EXECUTED this 14th day of December, 2020.

CHESTNUT BUSINESS SERVICES, LLC



Vitauts M. Gulbis, Vice President

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