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FLORIDA LIMITED LIABILITY CO.
116 50TH ST LLC

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Prepared by:

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Audit No. H21000147408.3

ARTICLES OF ORGANIZATION
OF
116 50TH ST LLC

The undersigned, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, as amended from time to time, does hereby adopt the following Articles of Organization for such company:

ARTICLE I. NAME

The name of the limited liability company is 116 50TH ST LLC (the "Company").

ARTICLE II. MAILING AND STREET ADDRESS

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

3018 Avenue C
Holmes Beach, Florida 34217

ARTICLE III. REGISTERED AGENT AND OFFICE

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

Joseph Varner
5101 W. Poe Avenue
Tampa, Florida 33629

ARTICLE IV. EFFECTIVE DATE AND TIME

The effective date and time of these Articles of Organization shall be the date and time that these Articles of Organization are filed with the Florida Department of State, Division of Corporations.

ARTICLE V. PURPOSE

The purpose of the Company is to purchase, sell, hold, develop, lease, rent, manage, and to otherwise deal in real property located at 116 50th St, Holmes Beach, FL 34217, situated in Manatee County, Florida, 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 Managers of the Company are

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Name
Joseph Varner

Address:
3018 Avenue C
Holmes Beach, Florida 34217

Kelley Varner

3018 Avenue C
Holmes Beach, Florida 34217

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, 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 execute and deliver, for and on behalf of the Company, any and all documents and instruments which may be necessary to purchase, sell, transfer, mortgage, lease, encumber, or otherwise deal in real property held in the name of the Company, even when such real property is substantially all of the assets of the Company, and to enter into other transactions on behalf of, or otherwise act for or 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.

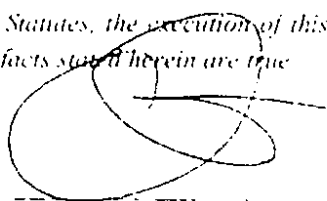
(b) No Authority to Other Persons. No other persons shall have any authority, without the prior written consent of the Manager(s) or Member(s) of the Company, to enter into any transaction on behalf of, or otherwise act for or bind, the Company.

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.

IN WITNESS WHEREOF, the undersigned, the Authorized Representative of the Company, has signed these Articles of Organization on April 5, 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.



Aaron Thomas, as Authorized Representative

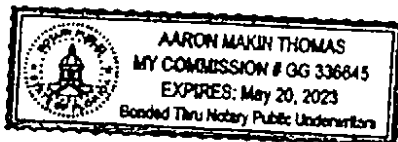
ACCEPTANCE BY REGISTERED AGENT

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

Joseph Varner

STATE OF FLORIDA
COUNTY OF MANATEE

On April 13, 2021, Joseph Varner, designated above as the individual who shall serve as this company's Registered Agent, ☒ who is personally known to me or ☐ who produced _____ as identification, personally appeared before me by means of ☒ physical presence or ☐ online notarization, and signed these Articles of Organization.



Notary Public, State of Florida

Aaron M. Thomas

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