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To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP.
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****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

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**FLORIDA LIMITED LIABILITY CO.
BC PROPERTIES I, LLC**

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**ARTICLES OF ORGANIZATION
OF
BC PROPERTIES I, LLC**

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby sets forth the following Articles of Organization (these "Articles"):

ARTICLE I

Name

The name of this Company shall be: BC PROPERTIES I, LLC

ARTICLE II

Place of Business

The principal place of business and the mailing address of this Company shall be 911 Chestnut Street, Clearwater, Florida 33756, and such other place or places as may be designated by the manager from time to time.

ARTICLE III

Registered Agent and Office

The initial registered agent for this Company shall be CHESTNUT BUSINESS SERVICES, LLC, and the address of the registered agent for service of process shall be 911 Chestnut Street, Clearwater, Florida 33755.

ARTICLE IV

Membership Units

This Company shall be authorized to issue One Million (1,000,000) membership interests, no par value, which shall be divided into two (2) classes: (i) 1,000 Class A Voting Membership Units, which shall be designated as "Voting Units," and (ii) 999,000 Class B Non-Voting Membership Units, which shall be designated as "Non-Voting Units." Each of the Voting Units shall entitle the holder thereof to one (1) vote at any meeting of the members. There shall be no other differences in the rights of such membership units.

Prepared By:

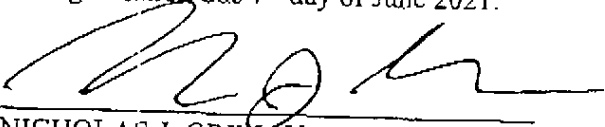
Nicholas J. Grimaudo, Esquire
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911 Chestnut Street
Clearwater, Florida 33756
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Bar No. 0071893

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ARTICLE V
Management of Business

The Company shall be manager-managed. The initial manager shall be Bella Ciao Holdings, LLC, 911 Chestnut Street, Clearwater, Florida 33756.

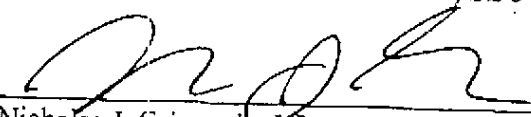
The undersigned has executed these Articles of Organization this 7th day of June 2021.


NICHOLAS J. GRIMAUDO,
Authorized Representative

CERTIFICATE OF DESIGNATION
AND ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Company, at 911 Chestnut Street, Clearwater, Florida 33756, hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties hereunder.

Dated this 7th day of June 2021.

CHESTNUT BUSINESS SERVICES, LLC

Nicholas J. Grimaudo, VP

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