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**FLORIDA LIMITED LIABILITY CO.
BC II MASTERPIECE, LLC**

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ARTICLES OF ORGANIZATION OF
BC II MASTERPIECE, LLC

ARTICLE I
NAME

The name of this Limited Liability Company shall be: BC II MASTERPIECE, LLC

ARTICLE II
PURPOSE

This Limited Liability Company is created for the purpose of transacting any and all lawful business for which limited liability companies may be organized under the laws of the State of Florida or of the United States of America, as may be agreed upon by the members.

ARTICLE III
PLACE OF BUSINESS AND REGISTERED AGENT

The initial principal place of business of the Limited Liability Company shall be: 151 Matanzas Street, 2nd Floor, Fort Myers Beach, Florida 33931, or such other place as the members from time-to-time may determine.

The initial mailing address of the Limited Liability Company shall be: 151 Matanzas Street, 2nd Floor, Fort Myers Beach, Florida 33931.

The initial Registered Agent of the Limited Liability Company shall be Darrin R. Schutt, Esq., 12601 New Brittany Boulevard, Fort Myers, Florida 33907.

ARTICLE IV
MANAGEMENT OF BUSINESS

This Limited Liability Company is to be managed by one or more members, such that the company is to be a member-managed company. The initial MEMBERS are:

DANIEL CLARKSTON
151 Matanzas Street, 2nd Floor
Fort Myers Beach, Florida 33931

NINA BIRKART
151 Matanzas Street, 2nd Floor
Fort Myers Beach, Florida 33931

ANNA BIRKART
151 Matanzas Street, 2nd Floor
Fort Myers Beach, Florida 33931

LARA BIRKART
151 Matanzas Street, 2nd Floor
Fort Myers Beach, Florida 33931

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ARTICLE V REGULATIONS

At the time of executing these Articles of Organization, the members of the Limited Liability Company shall adopt regulations containing all provisions for the regulation and management of this company not inconsistent with law or these articles.

The power to alter, amend or repeal these regulations shall be vested in all the members of this company.

ARTICLE VI PROPERTY

Real or personal property originally brought into or transferred to the company, or acquired by the company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of this Limited Liability Company.

ARTICLE VII DISTRIBUTION OF EARNINGS

The Managing Members of the Company shall have the sole discretion whether to issue earnings or retain the same, either in whole or in part. The Managing Members shall not be required to provide a reason for the determination to retain such earnings.

IN WITNESS WHEREOF, the Authorized Agent of the Member has executed these Articles of Organization on this day, August 5, 2021, and acknowledges that in accordance with §605.0203(1), Florida Statutes, that the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



Darrin R. Schutt, Esq.,
Authorized Agent for Members

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ACKNOWLEDGEMENT

Having been named to accept service of process for the above-stated Limited Liability Company at the place designated within the Articles of Organization, the undersigned hereby accepts to act in this capacity and agrees to comply with the provisions of §605.0113(2), Florida Statutes.



Darrin R. Schutt, Esq.