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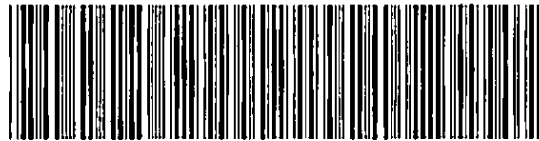
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DEC 16 2021

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: SB KENSINGTON RIDGE, LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Dennis Eisinger
Name of Person

Eisinger Law
Firm/Company

4000 Hollywood Blvd.
Address

Hollywood, FL 33021
City/State and Zip Code

Deisinger@Eisingerlaw.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Dennis Eisinger at (954) 894-8000
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

☒ \$125.00 Filing Fee

☐ \$130.00 Filing Fee &
Certificate of Status

☐ \$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐ \$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

**ARTICLES OF ORGANIZATION
FOR
SB KENSINGTON RIDGE, LLC, a Florida limited liability company**

**I.
NAME**

The name of the limited liability company, (the "Company"), is

SB KENSINGTON RIDGE, LLC, a Florida limited liability company

**II.
DURATION**

The period of duration of the Company is perpetual unless terminated pursuant to its Operating Agreement.

**III.
STREET AND MAILING ADDRESS**

The street and mailing address of the principal office of the Company is 60 Hendricks Isle, #401, Fort Lauderdale, Florida 33301

**IV.
REGISTERED AGENT**

The name and street address of the initial registered agent of the Company in the State of Florida is GRANITE REALTY ADVISORS, LLC, Attn: Gregory M. Tomlinson, having an address of 60 Hendricks Isle, #401, Fort Lauderdale, Florida 33301.

**V.
MANAGEMENT**

The Company shall be a Manager-managed Company. The name and address of the initial Manager of the Company authorized to manage the Company is as follows:

Granite Realty Advisors, LLC
Attn: Gregory M. Tomlinson
60 Hendricks Isle, #401
Fort Lauderdale, Florida 33301

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VI.
SUBSCRIBER

The name and address of the person executing these Articles of Organization as an Authorized Representative of each Member of the Company is:

JENNIFER M. JOHNSON
221 North Atlantic Drive
Lantana, Florida 33462

Said person shall not be personally liable, in any form or fashion, for any acts or omissions of the Company.

VII.
MEMBERS

The names of the Members of the Company are: JB BUSINESS HOLDINGS, L.P., a Delaware limited partnership, and JENNIFER M. JOHNSON TRUST DATED MARCH 7, 2018, a revocable living trust.

VIII.
OPERATING AGREEMENT

The Company shall, simultaneous with its formation, adopt an Operating Agreement for the Company, and the Company hereby acknowledges that same shall serve as its Operating Agreement.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 16 day December, 2021, and hereby states that (i) she is an authorized representative of each Member of the Company, (ii) the facts stated herein are true, (iii) she is aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes, and (iv) she understands the requirement to file an annual report between January 1st and May 1st in the calendar year following the formation of the Company and every year thereafter in order to maintain the "active" status of the Company.



JENNIFER M. JOHNSON, Authorized
Representative of each Member of the Company

ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED COMPANY AT THE PLACE DESIGNATED IN ARTICLE IV OF THESE ARTICLES OF ORGANIZATION, THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT IT IS FAMILIAR WITH, AND ACCEPTS, THE OBLIGATIONS OF THAT POSITION, AND FURTHER AGREES TO ACT IN THIS CAPACITY, AND TO COMPLY WITH THE COMPLETE DISCHARGE OF ITS DUTIES.

DATED THIS 16 DAY OF DECEMBER, 2021.

GRANITE REALTY ADVISORS, LLC

By 
Gregory M. Tomlinson, Member