

# L22000141325

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### FLORIDA LIMITED LIABILITY CO. BC PROPERTIES III, LLC

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

**ARTICLE II  
Place of Business**

The principal place of business and the mailing address of this Company shall be 3225 S. MacDill Avenue, Suite 129-183, Tampa, Florida 33629, 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 33756.

**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.

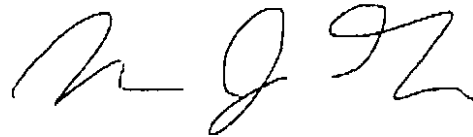
**Prepared By:**  
Nicholas J. Grimaudo, Esquire  
Johnson, Pope, Bokor, Ruppel & Burns, LLP  
911 Chestnut Street  
Clearwater, Florida 33756  
(727) 461-1818  
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ARTICLE V  
Management of Business

The Company shall be manager-managed. The initial manager shall be Bella Ciao Holdings, LLC, 3225 S. MacDill Avenue, Suite 129-183, Tampa, Florida 33629.

The undersigned has executed these Articles of Organization this 5<sup>th</sup> day of April, 2022.



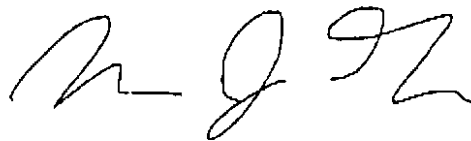
\_\_\_\_\_  
NICHOLAS J. GRIMAUDO,  
Authorized Representative

**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 5<sup>th</sup> day of April, 2022.

CHESTNUT BUSINESS SERVICES, LLC



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Nicholas J. Grimaudo, VP