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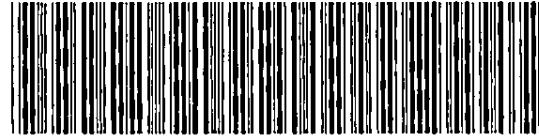
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# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
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2 K's Beach Club LLC

Art of Inc. File \_\_\_\_\_  
LTD Partnership File \_\_\_\_\_  
Foreign Corp. File \_\_\_\_\_  
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Fictitious Name File \_\_\_\_\_  
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Merger File \_\_\_\_\_  
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Certificate of Fictitious Name \_\_\_\_\_  
Corp Record Search \_\_\_\_\_  
Officer Search \_\_\_\_\_  
Fictitious Search \_\_\_\_\_  
Fictitious Owner Search \_\_\_\_\_  
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## ARTICLES OF ORGANIZATION

**OF**

## 2 K's Beach Club LLC

I, the undersigned, hereby form and create a limited liability company pursuant to Chapter 605 and Florida Statutes §605.0201 of the laws of the State of Florida, and do hereby execute and adopt these Articles of Organization to be filed with the Florida Department of State and do hereby state and certify the following:

**ARTICLE I - NAME OF LIMITED LIABILITY COMPANY**

In accordance with Florida Statutes §605.0112, the limited liability company's name shall be **"2 K's Beach Club LLC"**.

**ARTICLE II - PERIOD OF DURATION OF LIMITED LIABILITY COMPANY**

The period of duration for this limited liability company shall be perpetual. This limited liability company's existence shall begin at the date and time when these Articles of Organization are filed with the Florida Department of State, all in accordance with Florida Statutes §605.0108(3).

### ARTICLE III - LOCATION OF PRINCIPAL OFFICE

The street address of this limited liability company's principal office is as follows:

1119 Von Phister Street  
Key West, FL 33040

The mailing address for this limited liability company is as follows:

1119 Von Phister Street  
Key West, FL 33040

#### ARTICLE IV - REGISTERED OFFICE AND REGISTERED AGENT

The street address of this limited liability company's initial registered address in the State

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of Florida is **1119 Von Phister Street, Key West, FL 33040**. The name of the registered agent at such registered office is: **Kenneth R. Silverman**.

#### **ARTICLE V - ADMISSION OF NEW MEMBERS**

Members may admit additional new members in compliance with the terms and conditions of this article. A new member may be admitted into this limited liability company only if: (i) such new member acquires ownership units in this limited liability company; (ii) any first refusal rights or other restrictions on ownership unit transferability granted under any operating agreement then in effect governing this limited liability company are complied with; (iii) such new member agrees to comply with any operating agreement then in effect governing this limited liability company; and (iv) such new member executes such instruments as the other members determine are necessary or desirable to effect such admission and to confirm the agreement of the person or entity being admitted as a new member to be bound by all the covenants, terms and conditions of these Articles of Organization and any operating agreement then governing this limited liability company then in effect. Said new member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an amount commensurate with the formula prescribed in Article VIII hereof.

#### **ARTICLE VI - CONTINUATION OF BUSINESS**

The remaining members of this limited liability company are specifically given the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of an event which terminates the continued membership of a member in this limited liability company; it being the intent of the members hereunder that the existence of this limited liability company be perpetual as set forth in Article II hereof.

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## ARTICLE VII - COMPOSITION OF MANAGEMENT

This limited liability company is to be managed by one (1) manager. The name and address of said manager, who shall serve as manager, until his/her successor is elected and qualified is:

Name of Managers

Address of Manager

**Kenneth R. Silverman**

**1119 Von Phister Street  
Key West, FL 33040**

If this limited liability company subsequently adopts an operating agreement, such operating agreement shall specify the method of electing managers and designating successors to any managers of this limited liability company.

## ARTICLE VIII - OWNERSHIP UNITS

The maximum number of ownership units that this limited liability company is authorized to have outstanding is one hundred (100) units, all of which shall be identical units. This limited liability company is not obligated to issue all of its authorized outstanding units but rather, may issue to initial members a portion of its authorized ownership units and reserve a portion of such ownership units for future authorization to future members, if any. Each of such ownership units shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one is the numerator and the total number of units outstanding is the denominator. Each Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an accordance with his/her/its/their percentage interest.

## ARTICLE IX - PURPOSE OF LIMITED LIABILITY COMPANY

The purpose for which this limited liability company is formed is to engage in any lawful acts or other activities for which limited liability companies may be formed under Chapter 605 of the Florida Statutes.

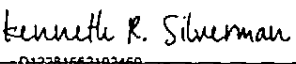
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## ARTICLE X - OPERATING AGREEMENT

Upon the unanimous written consent of all members hereto, this limited liability company may adopt an "Operating Agreement" which shall govern the operation of this limited liability company, shall prescribe the method for electing managers and designating successors, shall, if the members so elect, grant first refusal rights or other restrictions on ownership unit transferability, and govern legal arrangements among members. Nothing in these Articles of Organization shall compel the members to adopt such an Operating Agreement unless they deem same desirable.

IT WITNESS WHEREOF, the undersigned, members of this limited liability company have executed these Articles of Organization on this \_\_\_\_\_ day of July, 2022.

THIS DOCUMENT IS EXECUTED IN ACCORDANCE WITH SECTION 605.0203(1) (B), FLORIDA STATUTES. I AM AWARE THAT ANY FALSE INFORMATION SUBMITTED IN A DOCUMENT TO THE DEPARTMENT OF STATE CONSTITUTES A THIRD-DEGREE FELONY AS PROVIDED FOR IN S.817.155, F.S.

DocuSigned by:  
  
D12281662102460  
Kenneth R. Silverman, Manager

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### ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.

By: DocuSigned by:  
Kenneth R. Silverman  
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Kenneth R. Silverman, Registered Agent

Date: 7/7/2022

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