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

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Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
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FLORIDA LIMITED LIABILITY CO.

BCG Cocoa Property Owner LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
BCG Cocoa Property Owner LLC

Article II. Address

The street address of the Company's initial principal office is:
BCG Cocoa Property Owner LLC
32 SE 2nd Ave, Suite 430
Delray Beach FL 33444

The mailing address of the Company's initial principal office is:
BCG Cocoa Property Owner LLC
32 SE 2nd Ave, Suite 430
Delray Beach FL 33444

Article III. Registered Agent

The name and street address of the Company's registered agent is:
KEVIN BUXTON
32 SE 2nd Ave, Suite 430
Delray Beach FL 33444

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Mazer & Associates
7284 West Palmetto Park Road
Suite 307-S
Boca Raton FL 33433
561-451-9550

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a member-managed company. The name and address of each member is:

KEVIN BUXTON
32 SE 2nd Ave, Suite 430
Delray Beach FL 33444

Article VII. Company Existence

The Company's existence shall begin effective as of December 1, 2022.

The undersigned authorized representative of a member executed these Articles of Organization on 12/1/2022.



MAZER & ASSOCIATES

Joseph Panholzer, Attorney-in-Fact

Mazer & Associates
7284 West Palmetto Park Road
Suite 307-S
Boca Raton FL 33433
561-451-9550

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

BCG Cocoa Property Owner LLC

REGISTERED AGENT/OFFICE:

KEVIN BUXTON

32 SE 2nd Ave, Suite 430

Delray Beach FL 33444

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



KEVIN BUXTON

Joseph Panholzer, Attorney-in-Fact

Date: December 1, 2022.

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