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Division of Corporations  
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To:

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

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (561)694-8107  
Fax Number : (561)214-8442

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**FLORIDA LIMITED LIABILITY CO.  
BCG VERO PROPERTY OWNER LLC**

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
BCG VERO PROPERTY OWNER LLC

### Article II. Address

The street address of the Company's initial principal office is:  
BCG VERO PROPERTY OWNER LLC  
32 SE 2ND AVE, STE #430  
DELRAY BEACH FL 33444

The mailing address of the Company's initial principal office is:  
BCG VERO PROPERTY OWNER LLC  
32 SE 2ND AVE, STE #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, STE #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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IN AND FOR THE COUNTY OF PALM BEACH, FLORIDA

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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

Article VII. Company Existence

The Company's existence shall begin effective as of December 5, 2022.

The undersigned authorized representative of a member executed these Articles of Organization on 12/5/2022.



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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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MAZER & ASSOCIATES, P.A.  
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## STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

BCG VERO PROPERTY OWNER LLC

REGISTERED AGENT/OFFICE:

KEVIN BUXTON

32 SE 2ND AVE, STE #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 5, 2022.

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

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TALLAHASSEE, FL 32301

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