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Division of Corporations

**L2300013311**

Florida Department of State  
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**FLORIDA LIMITED LIABILITY CO.  
BKS/813, LLC**

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## ARTICLES OF ORGANIZATION

### OF

### BKS/813, LLC

1. Name. The name of this limited liability company is BKS/813, LLC (the "Company"), and it shall be formed as a limited liability company under Chapter 605 of the laws of the State of Florida (the "Act").

2. Duration. The Company's existence shall be perpetual, and the effective date of commencement of the Company's existence shall be March 22, 2023.

3. Purpose. The Company is organized for the purpose of transacting all lawful activities and businesses that may be conducted by a limited liability company under the laws of Florida.

4. Place of Principal Office. The mailing and street address of the Company's principal office is 3919 East 7<sup>th</sup> Avenue, Tampa, Florida 33605, Attn: Kieran Thomas Hyer.

5. Registered Agent and Office. The name of the initial registered agent of the Company is F & L Corp. The street address of the initial registered agent of the Company is One Independent Drive, Suite 1300, Jacksonville, Florida 32202.

6. Management of the Company. The management of the Company shall be vested in the managers of the Company, and the Company shall be a manager-managed limited liability company as such term is defined in the Act. The initial manager of the Company and the address of the initial manager are as follows:

<u>Name</u>	<u>Address</u>
Kieran Thomas Hyer	3919 East 7th Avenue Tampa, Florida 33605

7. Operating Agreement. The members shall have the power to adopt, amend, or repeal the Operating Agreement of the Company containing provisions for the regulation and management of the affairs of the Company.

8. Waiver of Appraisal Rights. The members of the Company shall not have, and by their acceptance of any membership interest in the Company each member agrees that they shall not have, and shall be deemed to have waived, any appraisal rights and rights to obtain payment of the fair value of a member's membership interest and/or membership rights (collectively, the "Appraisal Rights") provided in Section 605.1006 of the Act, its successor provisions or otherwise in any one or more of the events described in Section 605.1006(1) of the Act and/or its successor provisions or otherwise provided under applicable law (the "Triggering Events"). Further, Appraisal Rights shall not be available to any member with respect to any and all


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Triggering Events that may occur during the term of the Company, and each member shall be deemed to have expressly authorized the elimination of such Appraisal Rights and agreed and acknowledged that this clause constitutes an express waiver and elimination of all Appraisal Rights for purposes of Section 605.1006(2) of the Act.

The undersigned executed these Articles of Organization on the 22<sup>nd</sup> day of March, 2023.

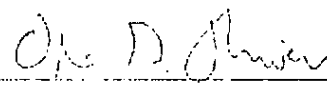
In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of these Articles constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

  
 Stephen J. Szabo, III  
 Authorized Representative of Member

### ACCEPTANCE BY REGISTERED AGENT

Having been named Registered Agent and designated to accept service of process for the within-named Company, at the place designated herein, and being familiar with the obligations of that position as provided for in the Act, the undersigned 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 undersigned's duties.

F & L CORP, a Wisconsin corporation

By:   
 Olin G. Shivers, Vice President

Dated: March 22, 2023

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