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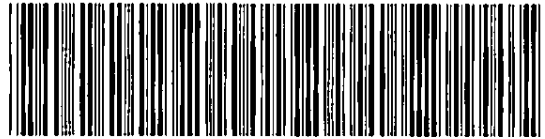
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MCKINNON & HAMILTON, PLLC

ATTORNEYS AND COUNSELORS AT LAW

Charles W. McKinnon
Lisa R. Hamilton

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3055 Cardinal Dr., Suite 302
Vero Beach, Florida 32963

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August 7, 2023

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

In re: Articles of Organization

Dear Sir or Madam:

Enclosed please find the original Articles of Organization of B & R Vero 96, LLC, and this firm's check in the amount of \$160.00.

Please file the original document and return a certified copy and the Certificate of Status to us in the enclosed addressed, stamped envelope.

If you should have any questions regarding the above, please feel free to contact me at (772) 231-3770 or sjewmlaw@bellsouth.net.

Sincerely,



Charles W. McKinnon

Enclosures
CWM:sj
21934-003

ARTICLES OF ORGANIZATION
OF
B & R Vero 96, LLC

The undersigned acting as organizers of B & R Vero 96, LLC under the Florida Revised Limited Liability Company Act, adopt the following Articles of Organization for said limited liability company.

ARTICLE I
Name

The name of the limited liability company shall be B & R Vero 96, LLC.

ARTICLE II
Duration

This LLC shall exist perpetually, unless dissolved according to law or as set forth in the LLC's Operating Agreement.

ARTICLE III
Purpose

The LLC is organized pursuant to the Florida Revised Limited Liability Company Act for the purpose of conducting any lawful activity in Florida, with the powers described in the Florida Revised Limited Liability Company Act and as set forth in the LLC's Operating Agreement.

ARTICLE IV
Business Address and Registered Agent

The address of the place of business in this State of the LLC shall be 1909 Mooringline Drive, Vero Beach, Florida 32963. The name and address of the LLC's initial Registered Agent shall be Charles W. McKinnon, located at 3055 Cardinal Drive, Suite 302, Vero Beach, Florida 32963.

ARTICLE V
Members and Contributions

(a) The following are the members of the LLC and their initial contribution:

Lisa T. Whitney	\$1,000.00
John G. Tagney	\$1,000.00

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CLERK OF CIRCUIT COURT
IN AND FOR THE COUNTY OF FLORIDA

(b) The members have not agreed to make any additional contributions, but may agree to do so in the future upon the terms and conditions set forth in the Operating Agreement of the LLC.

ARTICLE VI

Admission of Additional Members

Additional members may be admitted to the LLC upon the unanimous consent of all members in writing and then only upon the condition that a new member be bound by and become party to the Operating Agreement of the LLC.

ARTICLE VII

Dissolution, Continuation

The members shall have the right to continue the LLC upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or occurrence of any other event which terminates the membership of a member in the LLC, so long as a majority of the remaining members agree to continue the LLC.

ARTICLE VIII

Management

The LLC is to be managed by a Manager or Managers. The name and address of the initial Manager of the LLC who shall serve as Manager until a successor is elected and qualified is:

Lisa T. Whitney
689 Point Road
Marion, Massachusetts 02738

The Manager may be removed and replaced by the members, as provided in the Operating Agreement of the LLC. The Manager shall hold the offices and have the responsibilities accorded to her by the members as set out in the Operating Agreement of the LLC.

ARTICLE IX

Regulations

The Operating Agreement of this LLC may only be adopted, amended, altered or repealed by vote of the Members as set forth in the Operating Agreement.

ARTICLE X

Additional Provisions

(a) All members of the LLC shall be entitled to vote on matters relating to the LLC per capita and not in proportion to their contributions to the capital of the LLC unless as otherwise set forth in the Operating Agreement of the LLC.

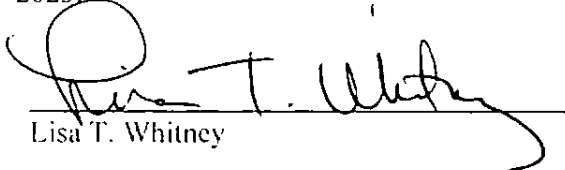
(b) Management decisions shall be made by majority vote of the members except that the affirmative vote of two-thirds of the members shall be required to approve a consolidation or merger into or with another limited liability company, a partnership, a corporation, a business trust, or any other entity; sale of substantially all of the assets; or any transaction not in the ordinary course of business which shall cause the business of the LLC to be terminated or which shall require amendment to the Articles of Organization.

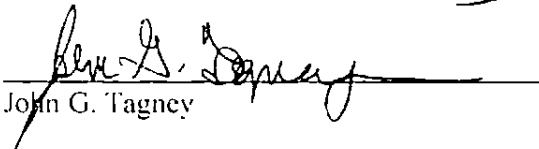
(c) The effective date of this limited liability company shall be the date of filing of these Articles of Organization.

ARTICLE XI Amendment

This LLC reserves the right to amend, alter, or repeal any provision contained in these Articles of Organization in accordance with the Florida Revised Limited Liability Company Act.


IN WITNESS WHEREOF, the undersigned has caused these Articles of Organization to be executed, this 25th day of July, 2023.


Lisa T. Whitney


John G. Tagney

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated limited liability company, at the place designated in these Articles of Organization, I hereby agree to act in this capacity, and I further state that I am familiar with and agree to comply with the provisions of all statutes relative to the proper performance of my duties.


Charles W. McKinnon

Date: August 7, 2023

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CLERK OF COURT
JANET HASSEB, CLERK
CLERK OF COURT
JANET HASSEB, CLERK

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