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Florida Department of State
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FLORIDA LIMITED LIABILITY CO.

BAB Fidu, a Florida limited liability company

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MAR 22 2024

Fax Audit No:
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TALLAHASSEE, FLORIDA

2024 MAR 22 AM 8:49

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ARTICLES OF ORGANIZATION
for
BAB FIDU LLC
a Florida Limited Liability Company

These Articles of Organization are adopted for the purpose of forming a limited liability company under the laws of the State of Florida, to be filed with the Florida Department of State, as follows:

ARTICLE ONE: NAME AND ADDRESS

The name of the Company is BAB Fidu LLC, and its principal office address is 3908 26th St W, Bradenton, FL 34205, until and unless such address is subsequently changed by the Company.

ARTICLE TWO: COMMENCEMENT AND DURATION

The Company shall commence its existence on 22 March 2024 and it shall exist perpetually thereafter until and unless terminated in accordance with its Operating Agreement or otherwise dissolved according to law.

ARTICLE THREE: PURPOSE

The Company is organized for the primary purpose of providing fiduciary services as a trustee of land trusts established pursuant to the Florida Land Trust Act, §689.071 of the Florida Statutes (or the corresponding provisions of any succeeding law or the law of any other jurisdiction governing the corpus or res of the trust estate), as amended from time to time, including any and all ancillary or related activities, transactions, and business related thereto. Notwithstanding the foregoing, the Company shall be permitted to transact any and all business permitted limited liability companies under Florida law.

ARTICLE FOUR: FIDUCIARY IMPOSITION

Any and all real property, including any interest in real property, appearing to be owned by the Company outright shall be deemed owned and held by the Company in a fiduciary capacity as a trustee only, but conferred with the power and authority to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of any and all such real property or any interest therein, pursuant to the Florida Land Trust Act and §689.073 of the Florida Statutes (or the corresponding provisions of any succeeding law or the law of any other jurisdiction governing the corpus or res of the trust estate), as amended from time to time.

No one dealing with the Company shall be required or entitled to inquire as to the identification of the beneficiaries of any trust nor of the provisions or terms of any trust agreement. It shall be conclusively presumed that at the time of execution and delivery of any document by the Company affecting any real property or any interest therein, a trust agreement was in full force and effect, such document was executed in full compliance therewith, and the Company was duly authorized and empowered to execute and deliver such document.

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ARTICLE FIVE: MEMBERSHIP AND OPERATING AGREEMENT

There shall be one initial Member of the Company, as named in the Operating Agreement adopted by such Member in behalf of the Company. The Operating Agreement shall be in writing and shall be signed by the initial Member. No Membership Interest may be transferred and no additional Members shall be admitted to the Company except as specifically set forth in the Operating Agreement and in strict compliance therewith.

The initial Member has authorized the undersigned signatory of these Articles of Organization to submit the same for filing with the Florida Department of State, as its authorized representative.

ARTICLE SIX: MANAGEMENT AND AGENCY

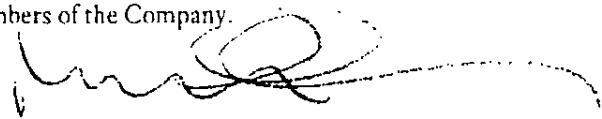
The Company shall be a manager-managed Company. Until and unless changed by the Member in accordance with the Operating Agreement, the initial Manager of the Company shall be Marc H. Feldman, whose mailing address is 3908 26th St W, Bradenton, FL 34205.

The Manager may from time-to-time adopt resolutions of the Company appointing one or more agents who are granted authority to undertake various actions specified therein and to bind the Company with respect thereto, the same the Manager could itself undertake, including (but not limited to) delegation of the right to sell, convey, purchase, acquire, mortgage, encumber, and lease real property (including any interest in real property) and the right to borrow, incur debt, and obligate the Company financially. This also includes delegation of the right to sign and deliver, and to accept delivery of, any and all documents in the name of and on behalf of the Company relating to the transfer, sale, conveyance, encumbrance, purchase, acquisition, or any other transaction of or matter affecting real property, including (but not limited to) offers to purchase or sell, contracts and assignment of contracts, deeds, promissory notes and endorsements thereof, mortgages, leases and assignments of leases, releases, agreements, affidavits, closing statements, receipts, waivers, notices, U.S. Internal Revenue Service forms and reports, and all other documents deemed appropriate by the appointed agent to carry out any such grant and delegation. No such appointed agent shall be liable for any acts or decisions made in good faith. Any such appointment may be revoked at any time by the Manager.

ARTICLE SEVEN: REGISTERED OFFICE AND AGENT

The Registered Office of the Company is at 3908 26th St W, Bradenton, FL 34205, and the Registered Agent at that address is Agency Agents, LLC, a Florida limited liability company. The Company may subsequently change either or both the Registered Office and Registered Agent from time-to-time hereafter.

In Witness Whereof, these Articles of Organization are executed on 22 March 2024 by Marc H. Feldman, as authorized representative for the initial Member or Members of the Company.



Marc H. Feldman

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ACCEPTANCE OF APPOINTMENT
as
REGISTERED AGENT

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Agency Agents, LLC, a Florida limited liability company, hereby accepts its appointment as Registered Agent for BAB Fidu LLC, and will maintain the Registered Office of the Company in Manatee County, Florida, at 3908 26th St W, Bradenton, FL 34205.

Agency Agents, LLC, is familiar with and accepts the obligations imposed upon it as Registered Agent under Florida law.

Dated: 22 March 2024.



Agency Agents, LLC,
a Florida limited liability company,

by: 

Marc H. Feldman, Manager

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