

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

**L24000508448  
FILED 8:00 AM  
December 06, 2024  
Sec. Of State  
vherring**

**Article I**

The name of the Limited Liability Company is:

BR213, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

531 COLVILLE ROAD  
CHARLOTTE, NC. US 28207

The mailing address of the Limited Liability Company is:

531 COLVILLE ROAD  
CHARLOTTE, NC. US 28207

**Article III**

The name and Florida street address of the registered agent is:

RYAN BAHN  
100750 OVERSEAS HIGHWAY  
KEY LARGO, FL. 33037

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: RYAN BAHN

### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
JOHN N CALHOUN II  
531 COLVILLE ROAD  
CHARLOTTE, NC. 28207 US

Title: AMBR  
PHILIP F HOWERTON III  
3933 BERESFORD ROAD  
CHARLOTTE, NC. 28211 US

Title: AMBR  
DANIEL M LITAKER III  
89 PROSPECT POINT LOOP  
GEORGETOWN, SC. 29440 US

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### **Article V**

The effective date for this Limited Liability Company shall be:

12/06/2024

Signature of member or an authorized representative

Electronic Signature: JOHN N. CALHOUN II

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.