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FLORIDA LIMITED LIABILITY CO.
2011 Tower Drive, LLC

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Handwritten signature and date: 3/20/2020

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ARTICLES OF ORGANIZATION
OF
2011 TOWER DRIVE, LLC

The undersigned organizer a natural person competent to contract, and authorized representative of the initial members, presents these Articles for the formation of a limited liability company under the Revised Limited Liability Company Act and other laws of the State of Florida.

ARTICLE I

1.1 The name of the Company is 2011 Tower Drive, LLC.

ARTICLE II

2.1 The Company will exist perpetually.

2.2 The effective date of the Company will the date of filing.

ARTICLE III

3.1 The principal office and mailing address of the Company initially will be at 2252 Dennis Street, Jacksonville, FL 32203.

ARTICLE IV

4.1 The registered agent will be and the registered office at the same address are:

Registered Agent

Caplan Law, P.A.

Registered Office Address

6550 St. Augustine Road, Suite 305
Jacksonville, FL 32217

ARTICLE V

5.1 Admission of new members will be as set forth in the Operating Agreement of the Company.

ARTICLE VI

6.1 The death, incapacity, retirement, resignation, expulsion, bankruptcy, dissolution, or occurrence of any other event that terminates the continued membership of a member will not prevent the remaining members from continuing to operate the Company.

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ARTICLE VII

7.1 The Company will be managed by one or more managers. The initial managers are:

<u>Name</u>	<u>Address</u>
Alice L. Givens	2252 Dennis Street Jacksonville, FL 32203

ARTICLE VIII

8.1 The general nature of the business of the Company is any lawful purpose including real estate management and investment.

8.2 The Company has the power to invest the funds of the Company in real estate, mortgages, stocks, bonds, or any other type of investment, and to own real and personal property necessary for the operation of the Company's business.

8.3 The Company has the power to do all and everything necessary and proper for the accomplishment of any of the purposes enumerated in these Articles of Organization.

8.4 The foregoing enumeration of objects and purposes will not limit or restrict in any manner the purposes of the Company otherwise permitted by law.

ARTICLE IX

9.1 No contract or other transaction between this Company and any other company will be affected by the fact that any member of this Company is interested in or is a member of any other company. Every person who may become a member of this Company is relieved from any liability that might otherwise exist from contracting with this Company for the benefit of himself or any firm, association, or company in which he may be interested in any way, provided the member discloses the relationship.

ARTICLE X

10.1 The Company has the power to enter into, for the benefit of its employees if any, one or more of the following: (1) a pension plan, (2) a profit-sharing plan, (3) a health insurance plan, or other retirement or incentive compensation plans.

10.2 The Company has the power to make loans, secured or unsecured, to its members, providing the members are active participants in the operation of the Company.

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ARTICLE XI

11.1 The Company will indemnify all persons who serve or who have served at any time as member or manager of the Company for any act performed for or on behalf of the Company. The Company may indemnify any and all persons who may serve or who have served at any time as an employee or agent of the Company or at any time served as a member, manager, employee, or agent of another company in which the Company at the applicable time owned an interest.

ARTICLE XII

12.1 The name and address of the organizer and person signing these Articles of Organization are:

<u>Name</u>	<u>Address</u>
Howard A. Caplan	6550 St. Augustine Rd., Suite 305 Jacksonville, FL 32217

WITNESS, the undersigned organizer has executed these Articles of Organization this 19th day of March, 2020.

/Howard A. Caplan/
Howard A. Caplan

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ACKNOWLEDGMENT AND ACCEPTANCE
OF REGISTERED AGENT

Having been named to accept service of process for the corporation at the place designated in the Articles of Organization to which this is attached, I agree to act in this capacity, and to comply with the provisions of Florida law relative to keeping the office open.

CAPLAN LAW, P.A.

/Howard A. Caplan/ March 19, 2020
Howard A. Caplan, President Date

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