

2/2/2021

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**FLORIDA LIMITED LIABILITY CO.
 1452 Hillview Drive Real Estate Services, LLC**

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ARTICLES OF ORGANIZATION
OF
1452 HILLVIEW DRIVE REAL ESTATE SERVICES, LLC

The undersigned authorized representative hereby subscribes to these Articles of Organization to form a limited liability company (the "Company"), under the Florida Revised Limited Liability Company Act (Chapter 605, Florida Statutes) and in accordance with F.S. § 605.0201.

1. Name. The name of the Company is:

1452 Hillview Drive Real Estate Services, LLC

2. Mailing Address and Street Address of Principal Office. The mailing address and the street address of the principal office of the Company is 200 South Orange Avenue, Sarasota, Florida 34236.

3. Name and Street Address of Initial Registered Agent. The name and street address of the Company's initial registered agent is Cross Street Corporate Services, LLC, 200 South Orange Avenue, Sarasota, Florida 34236.

4. Management. The Company shall be a manager-managed company. The names and addresses of the initial managers of the Company are:

William M. Seider
200 South Orange Avenue
Sarasota, FL 34236

Michael J. Wilson
200 South Orange Avenue
Sarasota, FL 34236

Patrick W. Ryskamp
200 South Orange Avenue
Sarasota, FL 34236

Thomas B. Luzier
200 South Orange Avenue
Sarasota, FL 34236

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Managers may be appointed or removed in the manner provided in the Operating Agreement of the Company.

5. Existence. In accordance with F.S. § 605.0207, the Company's existence shall begin at the date and time these Articles of Organization are filed, as evidenced by the Department of State's date and time endorsement.

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6. Amendment. These Articles of Organization may be amended in the manner provided in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization as of the 2nd day of February, 2021 (the "Execution Date").

Thomas B. Luzier
Authorized Representative

ACKNOWLEDGEMENT OF REGISTERED AGENT

In accordance with F.S. §§ 605.0201(2)(c) and 605.0113, the undersigned is familiar with the obligations imposed on the position of registered agent by the Florida Revised Limited Liability Company Act and hereby accepts appointment as the initial registered agent of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Acknowledgment of Registered Agent as of the Execution Date.

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Cross Street Corporate Services, LLC,
a Florida limited liability company

By: _____
Thomas B. Luzier
As its Vice President