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FLORIDA LIMITED LIABILITY CO.

5097 University Boulevard, LLC

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ARTICLES OF ORGANIZATION
FOR
5097 UNIVERSITY BOULEVARD, LLC

(A Florida Limited Liability Company)

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

ARTICLE 1
NAME

The name of the Limited Liability Company is: **5097 University Boulevard, LLC** (the "Company").

ARTICLE 2
DURATION

The duration of the Company shall be perpetual.

ARTICLE 3
NATURE OF BUSINESS

The Company is organized for the purpose of transacting any and all lawful business.

ARTICLE 4
ADDRESS

The initial principal office address is 6066 St. Augustine Road, Jacksonville, Florida 32217, and the initial mailing address of the Company is 6066 St. Augustine Road, Jacksonville, Florida 32217.

ARTICLE 5
INITIAL REGISTERED AGENT AND REGISTERED OFFICE

The street address of the initial registered office of the Company is 6066 St. Augustine Road, Jacksonville, FL 32217, and the name of the initial registered agent of the Company at that address is Judie E. Farhat.

ARTICLE 6
MEMBERSHIP CERTIFICATES

Each Member's interest in the Company may be evidenced by a membership participation or unit certificate.

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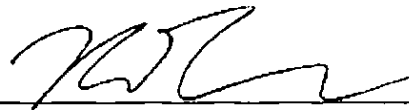
**ARTICLE 7
MANAGEMENT**

The Company shall be manager-managed for purposes of Section 605.0407 and other provisions of the Act. The initial manager shall be EdRo Property Management, LLC.

**ARTICLE 8
AMENDMENT**

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the members and/or managers is subject to this reservation.

IN WITNESS WHEREOF the undersigned has executed these Articles as of the 19th day of June, 2018.

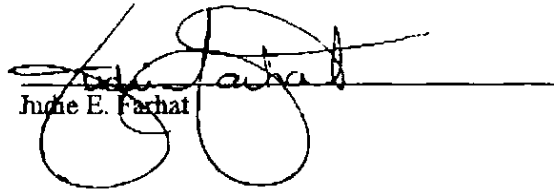


Kevin A. Kane, Authorized Representative

(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, Judie E. Farhat hereby accepts the appointment as registered agent and agrees to act in this capacity. Judie E. Farhat further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and Judie E. Farhat is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 605, F.S.



Judie E. Farhat

Dated: 6/19, 2018

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