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Division of Corporations

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To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : LIPPES MATHIAS WEXLER FRIEDMAN LLP
Account Number : I20190000014
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FLORIDA LIMITED LIABILITY CO.**1009 Vine Street, LLC**

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Corporate Filing Menu

Help

ARTICLES OF ORGANIZATION
OF
1009 VINE STREET, LLC

The undersigned, intending to form and create a Limited Liability Company, as defined in Chapter 605 of the Florida Statutes, hereby files these Articles of Organization and states:

ARTICLE I
NAME AND ADDRESS

The name of the Limited Liability Company is 1009 VINE STREET, LLC. The principal office address and mailing address are c/o TODD K. WILSON, 1009 Vine Street, Jacksonville, Florida 32207.

ARTICLE II
REGISTERED AGENT AND OFFICE

The name and street address of the Limited Liability Company's initial registered agent and office are H. LEON HOLBROOK, III, 10151 Deerwood Park Boulevard, Building 300, Suite 300, Jacksonville, Florida 32256.

ARTICLE III
MANAGEMENT; MANAGERS; OFFICERS

The Limited Liability Company is to be a manager-managed company. The manager or managers (referred to as "Manager") shall be elected and shall hold the offices and have the responsibilities accorded to them by the member or members as provided in the operating agreement or, if there is no Operating Agreement, then as provided by Florida law. The name and address of the initial Manager of this Limited Liability Company are:

TODD K. WILSON
1009 Vine Street
Jacksonville, Florida 32207

In addition to the powers and authority of the Manager as provided under Florida law or under any Operating Agreement for this Limited Liability Company and as provided under Section 605 of the

Florida Statutes, the Manager shall have the authority by written resolution or other instrument to delegate to officers or other persons such rights and powers as the Manager deems appropriate to manage and control the business and affairs of the Company. Such officers may include a President, one or more Vice Presidents, including an Executive Vice President, a Secretary and one or more Assistant Secretaries and a Treasurer. Any such officers elected or appointed shall have the same powers and authority to bind and act on behalf of the Limited Liability Company as do such officers of a corporation under Florida law unless a resolution or other instrument electing or appointing such officer or officers limits or expands the authority.

ARTICLE IV ADMISSION OF ADDITIONAL MEMBERS

The members may admit one or more additional members to the limited liability company. Admission of any such additional members shall require the unanimous written consent of all members then having an interest in the company. An assignee of a limited liability company interest in this Limited Liability Company may become a member only if all members other than the member assigning the interest consent. A transferee who is not admitted as a member shall have only the rights of an assignee. An assignee of a membership interest who is not a member shall not be entitled to interfere in the management of this Limited Liability Company's affairs, vote, receive any information of its records or affairs or inspect its books. The assignee shall merely be entitled to receive, in accordance with the terms of the assignment, the distributions to which the assignor otherwise would be entitled.

ARTICLE V PURPOSE OF COMPANY

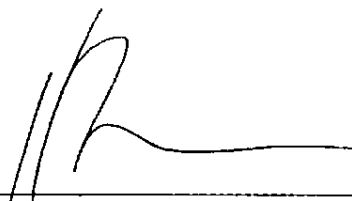
The purpose for which this Limited Liability Company is formed is to engage in any lawful acts or activities for which limited liability companies may be formed under Chapter 605 of the Florida Statutes.

ARTICLE VI EFFECTIVE DATE AND DURATION

The Limited Liability Company shall be effective on filing and shall have perpetual duration.

2021 SEP 29 AM 9:30
FILED
CLERK OF DISTRICT COURT
NINTH JUDICIAL CIRCUIT
MIAMI, FLORIDA

SIGNED by the undersigned as the member or authorized representative of the member, this
29th day of September, 2021.



H. LEON HOLBROOK, III

ACKNOWLEDGMENT AND ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process as registered agent for the above stated limited liability company, at the place designated in the Articles of Organization of the limited liability company to which this is attached, I hereby accept the appointment as registered agent and I agree to act in this capacity, and agree to comply with the provision of said act relative to keeping open the registered office at the address below.



H. LEON HOLBROOK, III
10151 Deerwood Park Boulevard,
Building 300, Suite 300
Jacksonville, Florida 32256

2021 SEP 29 AM 9:30
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