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FLORIDA LIMITED LIABILITY CO.  
COLSTON PROPERTIES, LLC

Certificate of Status	0
Certified Copy	1
Page Count	02
Estimated Charge	\$155.00

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**ARTICLES OF ORGANIZATION  
OF  
COLSTON PROPERTIES, LLC**

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby sets forth the following Articles of Organization (these "Articles"):

**ARTICLE I**

Name

The name of this Company shall be: COLSTON PROPERTIES, LLC

**ARTICLE II**

Place of Business

The principal place of business and the mailing address of this Company shall be 1858 Sunrise Boulevard, Clearwater, Florida 33760, and such other place or places as may be designated by the manager from time to time.

**ARTICLE III**

Registered Agent and Office

The initial registered agent for this Company shall be CHESTNUT BUSINESS SERVICES, LLC, and the address of the registered agent for service of process shall be 911 Chestnut Street, Clearwater, Florida 33756.

**ARTICLE IV**

Membership Units

This Company shall be authorized to issue One Million (1,000,000) membership interests, no par value, which shall be divided into two (2) classes: (i) 1,000 Class A Voting Membership Units, which shall be designated as "Voting Units," and (ii) 999,000 Class B Non-Voting Membership Units, which shall be designated as "Non-Voting Units." Each of the Voting Units shall entitle the holder thereof to one (1) vote at any meeting of the members. There shall be no other differences in the rights of such membership units.

**Prepared By:**

Nicholas J. Grimaudo, Esquire  
Johnson, Pope, Bokor, Ruppel & Burns, LLP  
911 Chestnut Street  
Clearwater, Florida 33756  
(727) 461-1818  
Bar No. 0071893

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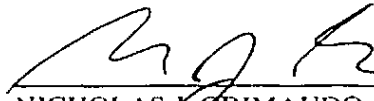
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ARTICLE V  
Management of Business

The Company shall be manager-managed. The initial manager shall be ELIZABETH M. COLSTON, whose address is 1858 Sunrise Boulevard, Clearwater, Florida 33760.

The undersigned has executed these Articles of Organization this 22<sup>nd</sup> day of August, 2022.

  
NICHOLAS J. GRIMAUDO,  
Authorized Representative

**CERTIFICATE OF DESIGNATION**  
**AND ACCEPTANCE OF REGISTERED AGENT**

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Company, at 911 Chestnut Street, Clearwater, Florida 33756, hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties hereunder.

Dated this 22<sup>nd</sup> day of August, 2022.

CHESTNUT BUSINESS SERVICES, LLC

  
Nicholas J. Grimaudo, VP

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