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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APR 13 2016
J. HARRIS

COVER LETTER

TO: Registration Section,
Division of Corporations

SUBJECT: Sea View 100 Percent, LLC
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

James N. McGarvey, Jr.
Name of Person

Neighborhood Realty, Inc.
Firm/Company

1102 AIA N, Ste 102
Address

Ponte Vedra Beach, FL 32082
City/State and Zip Code

drobertson@mcgarveycommunities.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Dinah Robertson at (904) 247-9160
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- | | | | |
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| <input checked="" type="checkbox"/> \$25.00 Filing Fee | <input type="checkbox"/> \$30.00 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$55.00 Filing Fee &
Certified Copy
(additional copy is enclosed) | <input type="checkbox"/> \$60.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed) |
|--|--|--|--|

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

**AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
OF
SEA VIEW 100 PERCENT LLC**

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TALLAHASSEE, FLORIDA

These Amended and Restated Articles of Organization are submitted in accordance with the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, for the purpose of amending and restating the Articles of Organization of Sea View 100 Percent LLC, a Florida limited liability company (the "Company"), which were filed with the Secretary of State of the State of Florida on May 14, 2015 and assigned document number L15000085637.

ARTICLE I – NAME

The name of the Company SEA VIEW 100 PERCENT LLC.

ARTICLE II – ADDRESS

The principal office address of the Company is 1102 A1A North, Suite 102, Ponte Vedra Beach, FL 32082 and the mailing address of the Company is 1102 A1A North, Suite 102, Ponte Vedra Beach, FL 32082.

ARTICLE III – REGISTERED OFFICE AND AGENT

The street address of the registered office of the Company is 1102 A1A North, Suite 102, Ponte Vedra Beach, FL 32082 and the name of its registered agent at such address is James N. McGarvey, Jr.

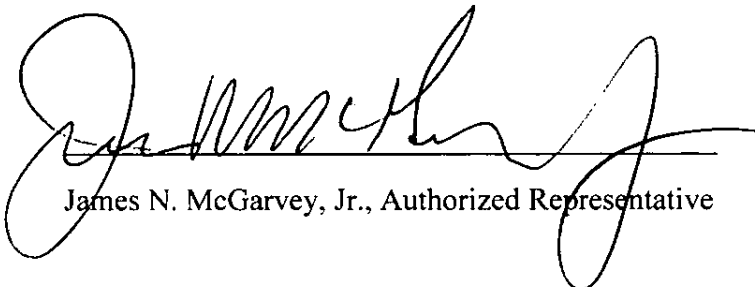
ARTICLE IV – MANAGEMENT OF THE COMPANY

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The manager of the Company is Neighborhood Realty, Inc.

ARTICLE V – LIMITED LIABILITY

Except as otherwise expressly provided by the Act, no member, manager, officer, agent or employee of the Company shall be personally liable for the debts, obligations or liabilities of the Company, whether arising in contract, tort or otherwise, or for the acts or omissions of any other member, manager, officer, agent or employee of the Company.

IN WITNESS WHEREOF, the undersigned, being an authorized representative of a Member of the Company, has executed these Articles of Organization this 7th day of April, 2015. In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under penalties of perjury that the facts stated here in are true.


James N. McGarvey, Jr., Authorized Representative