

Apr. 22. 2016 10:18AM

Division of Corporations

No. 0044

P.

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Florida Department of State
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SECRETARY OF STATE
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**FLORIDA LIMITED LIABILITY CO.
ST. JOHNS AVE DEVELOPMENT, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION
OF
ST. JOHNS AVE DEVELOPMENT, LLC**

These Articles of Organization are submitted for the purpose of forming a limited liability company pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as the same may from time to time be amended, superseded or replaced (the "Act").

ARTICLE I - NAME

The name of this limited liability company (the "Company") is St. Johns Ave Development, LLC.

ARTICLE II - ADDRESS

The address of the principal office and the mailing address of the Company is 2963 Dupont Ave, Suite 2, Jacksonville, FL 32217.

ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Company is 2963 Dupont Ave, Suite 2, Jacksonville, FL 32217 and the name of its initial registered agent at such address is Skinner Bros. Realty Company.

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 name and address of the initial managers of the Company are:

<u>Name</u>	<u>Address</u>
Skinner Bros. Realty Company	2963 Dupont Ave, Suite 2 Jacksonville, FL 32217
Piper Homes LLC	2002 San Marco Blvd, Suite 204 Jacksonville, FL 32207
DWSquared Ventures, LLC	1147 Greenridge Rd Jacksonville, FL 32207

ARTICLE V - LIMITED LIABILITY

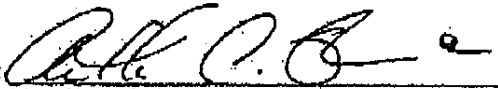
Except as otherwise expressly provided by the Act, no member, manager, officer, agent or employee of the Company shall be personally liable for the debts, obligations or liabilities of the Company, whether arising in contract, tort or otherwise, or for the acts or omissions of any other member, manager,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

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IN WITNESS WHEREOF, the undersigned, being a Manager of the Company, has executed these Articles of Organization this 21 day of April, 2016. 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 herein are true.

SKINNER BROS. REALTY COMPANY

By: 
Name: Arthur C. "Chet" Skinner, IV
Title: Vice President

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 605.0113, Florida Statutes, the below named limited liability company, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the limited liability company is:
St. Johns Ave Development, LLC
2. The name and address of the registered agent and office are:
**Skinner Bros. Realty Company
2963 Dupont Ave, Suite 2
Jacksonville, FL 32217**

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED LIMITED LIABILITY COMPANY AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Dated: April 21, 2016

Signature of Registered Agent

SKINNER.BROS. REALTY COMPANY

By: 

Name: Arthur C. "Chet" Skinner, IV

Title: Vice President