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**Law Offices of
H. Charles Woerner, Jr., P.A.
Attorney & Counselor At Law**

Telephone (386) 767-9811
Facsimile (386) 788-0748

2001 South Ridgewood Avenue
South Daytona, Florida 32119

May 11, 2017

Via Federal Express
FedEx Tracking No. 8111 9457 8132

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle West
Tallahassee, FL 32301

RE: ISB BEACHSIDE DEVELOPMENT, LLC

Dear Sir or Madam:

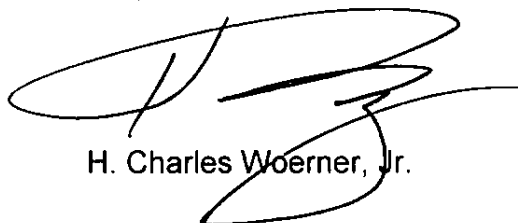
Enclosed please find an original and one duplicate original of the Articles of Organization of ISB BEACHSIDE DEVELOPMENT, LLC to be registered as a Florida limited liability company. Please return to this office a certified copy of the Articles.

Also enclosed is my firm's trust account check number 4307 in the amount of \$155.00 to cover the following fees:

Filing Fee	\$100.00
Registered Agent Fee	25.00
Certified Fee	<u>30.00</u>
TOTAL	\$155.00

Thank you for your cooperation and prompt attention to this matter.

Very truly yours,



H. Charles Woerner, Jr.

HCWjr/dz
Enclosures

ARTICLES OF ORGANIZATION OF
ISB BEACHSIDE DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

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The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under Chapter 605 of the Florida Statutes known as the Florida Revised Limited Liability Company Act (the "Act"), providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be ISB BEACHSIDE DEVELOPMENT, LLC, and its principal office shall be located at 4760 S. Peninsula Drive, in the City of Ponce Inlet, County of Volusia, State of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate. The mailing address of the limited liability company shall be Post Office Box 222, Pierson, Florida 32180.

ARTICLE II
PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes for limited liability companies.
2. In general, to carry on the business of buying, selling, offering for sale, purchasing, managing, renting, investing in, and acquiring commercial and residential

real property of every type and kind, tangible personal property of every type and kind; and securities, and intangible personal property of every type and kind, and all business incidental thereto; to have and exercise all the powers conferred by the laws of the State of Florida.

3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on a real estate investment and management business or any kind or type of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.

4. To enter into and make all necessary deeds, agreements, contracts, loans, mortgages, financing arrangements, and security agreements of every type and kind for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform, carry out, and assign any of such contracts.

5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under a franchise or contract, or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity.

6. The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall,

except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not lawfully carry on, exercise, or do under the Florida Revised Limited Liability Company Act, or under the laws of the State of Florida, or under the laws of any other governmental authority having jurisdiction over this limited liability company.

ARTICLE III EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the managers of this limited liability company. This Article may be amended from time to time in an Operating Agreement of the limited liability company by a vote or written consent of the holders of fifty-one percent (51%) of the membership interest in the company as set forth in the membership interest shown in the Operating Agreement of the limited liability company.

ARTICLE IV MANAGEMENT

(A) Management of this limited liability company shall initially be under the direction of one manager. The initial manager's name and address is as follows:

WILLIAM HENRY BITTORF
4760 S. Peninsula Drive
Ponce Inlet, FL 32127

The initial manager shall serve until the first annual meeting of members or until his successors are qualified and elected by the members as provided in the Operating Agreement for the limited liability company.

(B) Manager Conflict of Interest.

1. No contract or other transaction between the company and one or more of its managers or between the company and any other corporation, firm, association or other entity, in which one or more of the managers are financially interested, shall be either void or voidable for that reason alone:

(a) if the fact of such common directorship, officership or financial interest is disclosed or known to the company, and the company approves such contract or transaction by a member vote sufficient for such purpose.

(b) if the contract or transaction is fair and reasonable as to the company at the time it is entered into by the manager.

(c) if the contract or transaction does not require conduct involving bad faith, intentional misconduct or a knowing violation of the law.

(d) if the transaction or conduct does not violate the provisions of the Florida Revised limited Liability Act in regard to any such acts or transactions.

(C) Restriction on Authority to Mortgage or Pledge Assets.

Managers of the company may not authorize any mortgage or pledge of, or creation of a security interest in, any or all of the property and assets of the company for the purpose of securing the payment or performance of any obligation of the company, without obtaining prior member approval of any and each such transaction by the vote or written consent of the holders of fifty-one percent (51%) of the membership interest in the company as set forth in the Operating Agreement of the limited liability company.

ARTICLE V
MEMBERSHIP RESTRICTIONS

The member of this limited liability company is:

WILLIAM HENRY BITTORF
4760 S. Peninsula Drive
Ponce Inlet, FL 32127

Members shall have the right to admit new members only by unanimous written consent of its members unless otherwise provided in the Operating Agreement of this Company. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with the written consent of the members holding fifty-one percent (51%) of the membership interest of the limited liability company as set forth and provided in the Operating Agreement of the limited liability company.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

ARTICLE VI
CAPITAL CONTRIBUTIONS

An initial capital contribution in the amount of \$1,000.00 cash shall be paid to the limited liability company by the members in the percentage of their respective interests. Additional contributions may be made as required for investment purposes, as determined by unanimous consent of the members.

ARTICLE VII PROFITS AND LOSSES

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to a distribution of the net profits in the percentage which is equal to the percentage of their ownership interest in the company. The distributive share of the profits shall be determined and paid to the members quarterly if profits are available for distribution but in any event no later than annually on the anniversary date of the commencement of business of the limited liability company, the month and day of the commencement date being upon formation.

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid only out of the capital of the limited liability company and the profits of the business.

ARTICLE VIII TAXATION

(a) Income Tax Reporting. The members are aware of the income tax consequences of the allocations made by Article VII and agree to be bound by the provisions of Article VII in reporting the members' share of the company income and loss for federal and state income tax purposes.

(b) Income Tax Classification. Notwithstanding anything contained in these Articles of Organization to the contrary and only for purposes of federal and, if applicable, state income tax purposes, the company shall be classified as a partnership for federal and state income tax purposes unless and until the members cause the company to file a different election under the Internal Revenue Code to be reclassified

for income tax purposes as an association taxable as a corporation and any Operating Agreement for this company shall be construed and administered accordingly.

ARTICLE IX DURATION

This limited liability company shall exist for a perpetual period of time unless dissolved in a manner provided by law, or as provided in an Operating Agreement adopted by the members.

ARTICLE X LIMITATION OF LIABILITY; INDEMNIFICATION

(a) Limited Liability. Except as otherwise provided by the Florida Revised Limited Liability Company Act (the "Act"), the debts, obligations, and liabilities of the company, whether arising in contract, tort, or otherwise, shall be solely the debts, obligations, and liabilities of the company, and the members, including any member who is a manager, shall not be obligated personally for any debt, obligation, or liability of the company solely by reason of being a member or a manager. The failure of the company to observe any formalities or requirements relating to the exercise of its powers or the management of its business or affairs under these Articles of Organization or the Act shall not be grounds for imposing personal liability on the member for any debts, liabilities, or obligations of the company. Except as otherwise expressly required by law, the members, in the member's capacity as members, shall have no liability in excess of (a) the amount of the member's net capital contributions, (b) the member's share of any assets and undistributed profits of the company, and (c) the amount of any distributions required to be returned under the Florida Revised Limited Liability Company Act.

(b) Indemnification. The company (including any receiver or trustee of the company) shall, to the fullest extent provided or allowed by law, indemnify, save harmless, and pay all judgments and claims against the members and each of the

company's managers or members, agents, affiliates, legal representatives, heirs, successors and transferees (each an "Indemnified Party") from, against, and in respect of any and all liability, loss, damage, and expense incurred or sustained by the Indemnified Party in connection with the business of the company or by reason of any act performed or omitted to be performed in connection with the activities of the company or in dealing with third parties on behalf of the company, including costs and attorneys' fees before and at trial and at all appellate levels, whether or not suit is instituted (which attorneys' fees may be paid as incurred), and any amounts expended in the settlement of any claims of liability, loss, or damage, provided that the act or omission of the Indemnified Party does not constitute conduct involving bad faith or fraud or willful misconduct by the Indemnified Party. The company shall not pay for any insurance covering liability of the member, the manager, or their agents, affiliates, heirs, legal representatives, successors, and assigns for actions or omissions for which indemnification is not permitted under these Articles of Organization; provided, however, that nothing contained in this Agreement shall preclude the company from purchasing and paying for those types of insurance, including extended coverage liability and casualty and workers' compensation, as would be customary for any person owning, managing, and/or operating comparable property and engaged in a similar business, or from naming the member, the manager, and any of the member's and manager's agents, affiliates, heirs, legal representatives, successors, or assigns or any Indemnified Party as additional insured parties under the agreement.

(c) Nonexclusive Right. The provisions of this Article X shall be in addition to and not in limitation of any other rights of indemnification and reimbursement or limitations of liability to which an Indemnified Party may be entitled under the Act, common law, or otherwise. Notwithstanding any repeal of this Article X or other

amendment hereof, its provisions shall be binding upon the company (subject only to the exceptions above set forth) as to any claim, loss, expense, liability, action, or damage due to or arising out of matters that occur during or relate to the period prior to any repeal or amendment of this Article X.

ARTICLE XI
INITIAL REGISTERED OFFICE AND REGISTERED
AGENT

The address of the initial registered office of the limited liability company is 4760 S. Peninsula Drive, City of Ponce Inlet, County of Volusia, State of Florida 32127, and the name of the company's initial registered agent at that address is WILLIAM HENRY BITTORF.

The undersigned, being the original member of the limited liability company, certifies that this instrument constitutes the proposed Articles of Organization of ISB BEACHSIDE DEVELOPMENT, LLC.

Executed by the undersigned at South Daytona, Florida on May 11th, 2017.


WILLIAM HENRY BITTORF
Member

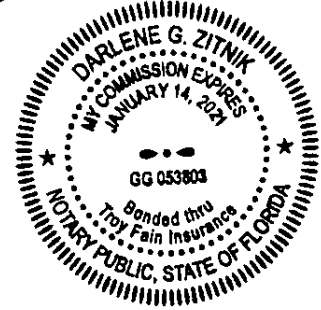
STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared WILLIAM HENRY BITTORF, known to me to be the person described in, or who produced a Florida driver's license as identification, and who executed the foregoing Articles of Organization and acknowledged before me that he executed the same, and an oath was taken.

11TH WITNESS my hand and official seal in the County and State last aforesaid this day of May, 2017.

Darlene G. Zitnik

Notary Public
State of Florida at Large
My Commission Expires:



CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 605.0113 OF THE FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

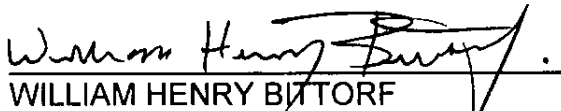
1. The name of the limited liability company is:

ISB BEACHSIDE DEVELOPMENT, LLC

2. The name and the Florida street address of the registered agent is:

WILLIAM HENRY BITTORF
4760 S. Peninsula Drive
Ponce Inlet, FL 32127

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 as provided for in Chapter 605, Florida Statutes.


WILLIAM HENRY BITTORF

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17 MAY 12 PM 1:12
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TALLAHASSEE FLORIDA