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FLORIDA LIMITED LIABILITY CO.

Condo Acquisitions Partners, L.L.C.

Certificate of Status	0
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ARTICLES OF ORGANIZATION

OF

CONDO ACQUISITIONS PARTNERS, L.L.C.

The undersigned, acting as the organizer of CONDO ACQUISITIONS PARTNERS, L.L.C., under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat. ("Act"), adopts the following Articles of Organization:

ARTICLE I – NAME

The name of the limited liability company shall be CONDO ACQUISITIONS PARTNERS, L.L.C. ("Company").

ARTICLE II – ADDRESS

The street address and mailing address of the principal office of the Company is 200 E. Canton Ave., Suite 102, Winter Park, FL 32789.

ARTICLE III – DURATION

The duration of the Company shall be perpetual, unless dissolved in accordance with the terms of its Operating Agreement.

ARTICLE IV – MANAGEMENT

The Company is to be managed by Managers, except as provided in the Operating Agreement. The names and addresses of the initial Managers are:

<u>Name</u>	<u>Address</u>
Paul M. Missigman	200 E. Canton Ave., Suite 102 Winter Park, FL 32789
Tricia Doody	200 E. Canton Ave., Suite 102 Winter Park, FL 32789

ARTICLE V – ADMISSION OF ADDITIONAL MEMBERS

The Company shall admit new Members only upon the unanimous written consent of all then existing Members of the Company.

ARTICLE VI – ADOPTION OF OPERATING AGREEMENT

The Company shall adopt an Operating Agreement, which may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or the Act.

ARTICLE VII – INITIAL REGISTERED AGENT AND OFFICE

The initial registered agent for the Company is Clark & Albaugh, LLP, a Florida limited liability partnership. The street address of the Company's initial registered office is 700 West Morse Blvd., Suite 101, Winter Park, FL 32789.

ARTICLE VIII – AMENDMENTS

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all Members of the Company.

ARTICLE IX – INDEMNIFICATION

Each individual or entity who is or was a manager, member or officer of the Company (and the heirs, executor, personal representatives, administrators, successors, or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that such person is or was a manager, member or officer of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending such proceeding against the Indemnitee in advance of its final disposition, to the extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article are not exclusive of any other rights which any person may have or hereafter acquire under any statute, these Articles of Organization, the Operating Agreement, or other agreement, vote of Members, or otherwise. Any repeal or amendment of this Article by the Member(s) of the Company shall not adversely affect any right or protection of an Indemnitee existing at the time of such repeal or amendment.

ARTICLE X – CONTINUATION OF BUSINESS

Unless dissolved in accordance with the Company's Operating Agreement, the remaining Members shall continue the business of the Company, which shall not be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member.

IN WITNESS WHEREOF, the undersigned Manager has executed these Articles of Organization as of this 14 day of November, 2017.

MANAGER:


Paul M. Missigman

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT AND REGISTERED AGENT OFFICE**

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

1. The name of the limited liability company is CONDO ACQUISITIONS PARTNERS, L.L.C.
2. The name and address of the registered agent and office is:

Clark & Albaugh, LLP
700 W. Morse Blvd., Suite 101
Winter Park, FL 32789

Having been designated as the Registered Agent for CONDO ACQUISITIONS PARTNERS, L.L.C., the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited liability company, and states that it is familiar with and accepts its statutory obligations as such, including those obligations contained in Chapter 605, Fla. Stat.

CLARK & ALBAUGH, LLP,
a Florida limited liability partnership

By: 
Scott D. Clark, Partner

Dated: November 14, 2017