

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L18000169946
FILED 8:00 AM
July 16, 2018
Sec. Of State
wapainter**

Article I

The name of the Limited Liability Company is:

PREMIER COMMERCIAL REAL ESTATE INVESTMENTS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

452 PORTA ROSA CIRCLE
ST AUGUSTINE, FL. US 32092

The mailing address of the Limited Liability Company is:

52 TUSCAN WAY
SUITE 202 PMB 352
ST AUGUSTINE, FL. US 32092

Article III

Other provisions, if any:

THE PURPOSE OF THIS LIMITED LIABILITY COMPANY IS TO CONDUCT
ANY/ALL LAWFUL REAL ESTATE BUSINESS INCLUDING BUT NOT
LIMITED TO PURCHASE, SALE, PROPERTY MANAGEMENT AND/OR
INVESTMENT.

Article IV

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

MICHAEL K TAYLOR
452 PORTA ROSA CIRCLE
ST AUGUSTINE, FL. 32092

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.

Registered Agent Signature: MICHAEL K TAYLOR

Article V

The name and address of person(s) authorized to manage LLC:

Title: MMGR
MICHAEL K TAYLOR
452 PORTA ROSA CIRCLE
ST AUGUSTINE, FL. 32092

Title: MBR
WGNII TRUST
P.O. BOX 56291
JACKSONVILLE, FL. 32241

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Article VI

The effective date for this Limited Liability Company shall be:

07/13/2018

Signature of member or an authorized representative

Electronic Signature: MICHAEL K TAYLOR

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.