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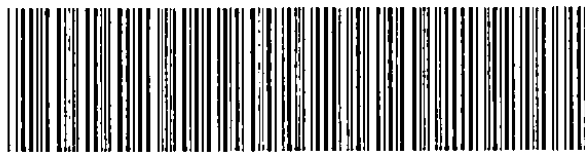
(Business Entity Name)

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TALLAHASSEE, FLORIDA

# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Coastal Palms Living PVB. PLLC

Signature \_\_\_\_\_

Requested by: SETH

08/04/20

Name

Date

Time

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- \_\_\_\_ Art of Inc. File \_\_\_\_\_
- \_\_\_\_ LTD Partnership File \_\_\_\_\_
- \_\_\_\_ Foreign Corp. File \_\_\_\_\_
- \_\_\_\_ L.C. File \_\_\_\_\_
- \_\_\_\_ Fictitious Name File \_\_\_\_\_
- \_\_\_\_ Trade/Service Mark \_\_\_\_\_
- \_\_\_\_ Merger File \_\_\_\_\_
- \_\_\_\_ Art. of Amend. File \_\_\_\_\_
- \_\_\_\_ RA Resignation \_\_\_\_\_
- \_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_
- \_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_
- \_\_\_\_ Cert. Copy \_\_\_\_\_
- \_\_\_\_ Photo Copy \_\_\_\_\_
- \_\_\_\_ Certificate of Good Standing \_\_\_\_\_
- \_\_\_\_ Certificate of Status \_\_\_\_\_
- \_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_
- \_\_\_\_ Corp Record Search \_\_\_\_\_
- \_\_\_\_ Officer Search \_\_\_\_\_
- \_\_\_\_ Fictitious Search \_\_\_\_\_
- \_\_\_\_ Fictitious Owner Search \_\_\_\_\_
- \_\_\_\_ Vehicle Search \_\_\_\_\_
- \_\_\_\_ Driving Record \_\_\_\_\_
- \_\_\_\_ UCC 1 or 3 File \_\_\_\_\_
- \_\_\_\_ UCC 11 Search \_\_\_\_\_
- \_\_\_\_ UCC 11 Retrieval \_\_\_\_\_
- \_\_\_\_ Courier \_\_\_\_\_

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION  
OF  
COASTAL PALMS LIVING PVB, PLLC**

Pursuant to the Revised Florida Limited Liability Company Act, Chapter 605, and Professional Service Corporations and Limited Liability Companies Act, Chapter 621 Florida Statutes, as amended from time to time (collectively the "Act"), the following are adopted as the Articles of Organization of the limited liability company organized hereby:

**ARTICLE I  
Name and Principal Address**

The name and principal address of the corporation shall be: Coastal Palms Living PVB, PLLC, 7003 Cypress Bridge Drive North, Ponte Veda Beach, FL 32082. The mailing address is the same.

**ARTICLE II  
Purpose**

The purpose of the professional limited liability company and the nature of its business is as follows:

1. To represent sellers and buyers of real estate; sell, list for sale, lease and market commercial and residential real estate to and for the general public. This professional limited liability company shall exist and function in compliance with the Act and in order to properly prosecute the objects and purposes above set forth, the Company shall have full power and authority to purchase, lease, acquire, hold, mortgage, convey and otherwise dispose of all kinds of property, both real and personal, necessary for the rendering of the services provided herein.

2. To own property, enter into contracts and carry on any activity necessary or incidental to the accomplishment or furtherance of the purposes of this Company.

3. The services of this Company which consists of representing sellers and buyers of real estate, the sales, listing leasing and marketing of real estate, shall be carried out only through managers, members, employees and agents who are duly licensed or otherwise legally authorized to perform such services.

4. To do everything necessary, proper or convenient for the accomplishment of any of the purposes herein set forth and to do every other act incidental thereto which is not forbidden by the laws of the State of Florida, by the administrative rules of the various agencies,

departments or boards, now or hereafter, regulating real estate agents and brokers in the State of Florida, or by the provisions of these Articles of Organization.

### ARTICLE III

#### Initial Registered Office and Agent

The street address of the initial registered office of this company is 1525B The Greens Way, 2<sup>nd</sup> Floor, Jacksonville Beach, FL 32250 and its initial registered agent at such office shall be D. Randall Briley.

### ARTICLE IV

#### Management of the Company

This company will be a Manager-managed company in accordance with and subject to the requirements of the Act and the operating agreement of this Company. Maria Mastromatteo shall be the initial manager of the Company.

### ARTICLE V

#### Membership

All members of this Company must be licensed as a real estate agent or broker. No person shall become a member of the Company unless they hold such a license.

IN WITNESS WHEREOF, the undersigned being the Members of this Company have executed these Articles of Organization on behalf of this Company this 29 day of July, 2020.

  
\_\_\_\_\_  
Maria Mastromatteo

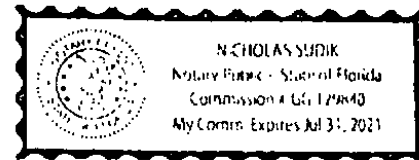
STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day of July 2020 by Maria Mastromatteo, personally known to me or who produced Florida Drivers License as identification and who executed the foregoing Articles of Organization and acknowledged to me that she executed said Articles freely and voluntarily and for the purposes expressed therein.

WITNESS my hand and seal this 29<sup>th</sup> day of July, 2020.

*Nicholas P. Sudik*  
NOTARY PUBLIC

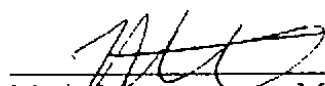


**CERTIFICATE DESIGNATING REGISTERED OFFICE AND  
REGISTERED AGENT FOR THE SERVICE OF PROCESS WITHIN FLORIDA**

In compliance with Chapter 605, Florida Statutes, as amended from time to time (the "Act"), the following is submitted:

Coastal Palms Living PVB, PLLC, desiring to organize or qualify under the laws of the State of Florida as a professional limited liability company pursuant to the Act, hereby designates D. Randall Briley, as its registered agent to accept service of process within the State of Florida and the address of its registered office shall be 1525B The Greens Way, 2<sup>nd</sup> Floor, Jacksonville Beach, FL 32250.

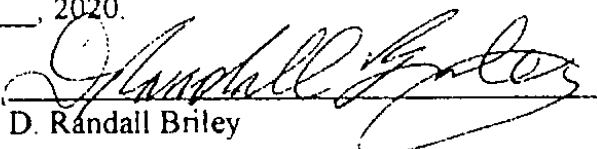
DATED this 29 day of July, 2020.

  
Maria Mastromatteo, Manager

**ACCEPTANCE OF REGISTERED OFFICE AND  
REGISTERED AGENT FOR THE SERVICE OF PROCESS WITHIN FLORIDA**

Having been named to accept service of process for the above stated professional limited liability company, at the place designated in this certificate, I hereby agree to 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 company in complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

DATED this 4 day of August, 2020.

  
D. Randall Briley