

9/2/2020

Division of Corporations

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Florida Department of State
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FLORIDA LIMITED LIABILITY CO.

Pine Needle Community Development, LLC

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**ARTICLES OF ORGANIZATION
OF
PINE NEEDLE COMMUNITY DEVELOPMENT, LLC**

The undersigned, Jonathan P. Cave, a natural person competent to contract and an authorized representative of Pine Needle Community Development, LLC, hereby presents these Articles of Organization as the Articles of Organization of Pine Needle Community Development, LLC, a limited liability company formed under the provisions of Chapter 605, *Florida Statutes*.

ARTICLE I – NAME

The name of the limited liability company is Pine Needle Community Development, LLC. This limited liability company is referred to in these Articles of Organization as the “Company.”

ARTICLE II – PRINCIPAL OFFICE ADDRESS

The street and mailing address of the Company’s initial principal office is 132 Pine Needle Way, Santa Rosa Beach, Florida 32459.

ARTICLE III – PURPOSE AND POWERS

The Company is organized for the purpose of acquiring, developing, constructing, improving, owning, financing, operating, leasing, selling and otherwise managing certain real property located in a Qualified Opportunity Zone designated by the Secretary of the Treasury and all legal and lawful purposes for which a limited liability company may be organized in connection therewith and shall have all powers and rights which a limited liability company may exercise pursuant to Chapter 605, *Florida Statutes*.

ARTICLE IV – COMMENCEMENT AND TERM OF EXISTENCE

The date for commencement of the Company’s existence shall be the date these Articles of Organization are filed with the Florida Department of State. The Company shall have a perpetual existence unless the Company is terminated as provided in its Operating Agreement.

ARTICLE V – REGISTERED OFFICE AND AGENT

The initial registered office of the Company is 132 Pine Needle Way, Santa Rosa Beach, Florida 32459 and the name of the initial registered agent at that address is Jonathan Patrick Cave.

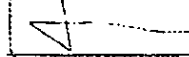
ARTICLE VI – MANAGEMENT

The Company shall be managed by a manager in accordance with the terms of the Operating Agreement for the Company. The name and address of the initial manager of the Company is Jonathan Patrick Cave and his address is 132 Pine Needle Way, Santa Rosa Beach, Florida 32459.

IN WITNESS WHEREOF, the undersigned authorized representative of the Company has executed these Articles of Organization on the date set forth below.

AUTHORIZED REPRESENTATIVE

DocuSigned by:



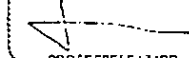
JONATHAN PATRICK CAVE

Date: 9/2/2020

REGISTERED AGENT ACCEPTANCE

I do hereby accept the foregoing designation as registered agent of Pine Needle Community Development, LLC. I am familiar with and accept the duties and obligations of such designation.

DocuSigned by:



JONATHAN PATRICK CAVE

Date: 9/2/2020