

9/23/2020

Division of Corporations

Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H20000331266 3)))



H200003312663ABCX

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : DRIVER, MCAFEE, PEEK & HAWTHORNE, P.L.
Account Number : I20020000137
Phone : (904)301-1269
Fax Number : (904)301-1279

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

FLORIDA LIMITED LIABILITY CO.

FITOZ SPE 1, LLC

| | |
|-----------------------|----------|
| Certificate of Status | 0 |
| Certified Copy | 0 |
| Page Count | 03 |
| Estimated Charge | \$125.00 |

CALL ASSISTANT

2020 SEP 23 PM 4:53

FILED

H20000331266 3

**ARTICLES OF ORGANIZATION
OF
FITOZ SPE 1, LLC**

The undersigned, an authorized representative of a prospective member, desiring to form a limited liability company under the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

ARTICLE I - NAME

The name of the limited liability company is FITOZ SPE 1, LLC (the "Company").

ARTICLE II - ADDRESS

The street and mailing address of the Company's principal office are:

7563 Philips Highway
Building 100, Suite 208
Jacksonville, Florida 32256

ARTICLE III - PURPOSE

(a) The Company is organized for the purpose of performing all lawful business permitted under the laws of the United States and of the State of Florida.

(b) The Company will operate as a "qualified opportunity zone business," as defined in Section 1400Z-2(d)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and will engage in the business of acquiring, substantially improving and operating "qualified opportunity zone business property," as defined in Section 1400Z-2(d)(2)(D) of the Code.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The Company (i) designates One Independent Drive, Suite 1200, Jacksonville, Florida 32202 as the street address of the Company's registered office, and (ii) names Contega Business Services, LLC as the Company's registered agent at that address to accept service of process within the State of Florida.

ARTICLE V - MANAGEMENT AND AUTHORITY

The Company shall be a manager-managed company. Pursuant to Section 605.04074, Florida Statutes, no member of the Company shall be an agent of the Company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a member.

Prepared by:
Contega Business Services, LLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202
904-301-1269

H20000331266 3

[H20000331266 3]

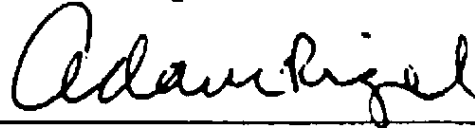
The following entity shall serve as the manager of the Company until its successor is appointed or elected and qualified pursuant to the applicable provisions contained in the Company's Operating Agreement, or until the earlier of such manager's dissolution, removal or resignation:

FITZ LLC
7563 Philips Highway
Building 100, Suite 208
Jacksonville, Florida 32256

ARTICLE VI - INDEMNIFICATION

The Company shall indemnify any person who is or was a party to any proceeding by reason of the fact that such person is or was a manager, member or officer of the Company or its subsidiaries, to the fullest extent not prohibited by law, for actions taken in the capacity of such person as a manager, member or officer of the Company or its subsidiaries. To the fullest extent not prohibited by law, the Company shall advance reasonable indemnification expenses (including attorneys' fees and costs) for actions taken in the capacity of such person as a manager, member or officer within twenty (20) days after receipt by the Company of (a) a written statement requesting such advance, (b) evidence of the expenses incurred, and (c) a written statement by or on behalf of such person agreeing to repay the advanced expenses if it is ultimately determined that such person is not entitled to be indemnified against such expenses.

The undersigned authorized representative, for the purpose of forming a limited liability company under the laws of the State of Florida, has executed these Articles of Organization.



Adam Rigel, Authorized Representative

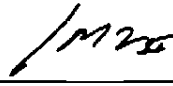
H20000331266 3

ACCEPTANCE OF REGISTERED AGENT

The undersigned (i) agrees to act as registered agent for the Company named above, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of the Florida Revised Limited Liability Company Act, and (ii) acknowledges that the undersigned is familiar with and accepts the obligations of such position.

Dated: September 21, 2020

CONTEGA BUSINESS SERVICES, LLC

By: 

William M. Hammill II, Executive Vice
President