

L20000302732
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.

((H20000345794 3))



H200003457943ABC1

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 : FISHER, TOUSEY, LEAS & BALL
Account Number : I19990000021
Phone : (904) 356-2600
Fax Number : (904) 355-0233

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

Email Address: CORPFILINGS@FISHERTOUSEY.COM

FLORIDA LIMITED LIABILITY CO.

1445 Montana Avenue, L.L.C

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

2020 OCT -5 PM 3:58

2020 OCT -5 PM 12:57

DB

H20000345794 3

ARTICLES OF ORGANIZATION
of
1445 MONTANA AVENUE, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes, Chapter 605, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I

NAME

The name of the limited liability company shall be 1445 Montana Avenue, LLC (the "*Company*"). The mailing and street address of the principal office of the Company shall be 1445 Montana Avenue, Jacksonville, Florida 32207.

ARTICLE II

PURPOSES AND POWERS

The general purpose for which this Company is organized is to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

ARTICLE III

REGISTERED OFFICE AND AGENT

The name and street address of the registered agent in the State of Florida are Sanford R. Shell, 12340 Deeder Lane, Jacksonville, Florida 32258.

ARTICLE IV

ADMISSION OF MEMBERS

No additional members shall be admitted to the Company except with the unanimous written consent of the members of the Company.

ARTICLE V

TERMINATION OF EXISTENCE

The Company shall not be dissolved upon the occurrence of any event that terminates the continued membership of a member in the Company, provided there is at least one remaining member. The Company shall be terminated and dissolved upon the consent of all of the members.

FILED
2020 OCT 5 PM 3:58
STATE OF FLORIDA
JACKSONVILLE

H20000345794 3

ARTICLE VI

MANAGER

The Company shall be managed by one or more managers and is, therefore, a manager-managed limited liability company. The managers shall be elected in the manner set forth in the Operating Agreement of the Company. The managers shall hold the offices and have the responsibilities accorded to them by the members as set forth in the Operating Agreement. The name and address of the manager shall be Sanford R. Shell, 12340 Deeder Lane, Jacksonville, Florida 32258.

ARTICLE VII

DURATION AND COMMENCEMENT

The Company shall exist perpetually. The Company's existence shall commence on the date these Articles of Organization are executed, except that if they are not filed by the Department of State of the State of Florida within five (5) business days thereafter, the Company's existence shall commence upon filing by the Department of State.

Remainder of Page Intentionally Blank – Signature Page Follows

2020 OCT -5 PM 3:58
FLORIDA DEPARTMENT OF STATE
ALL CHANGES FILE

H20000345794 3

IN WITNESS WHEREOF, the undersigned made and subscribed these Articles of Organization for the foregoing use and purpose this 1 day of October, 2020.


Sanford R. Shell, as Authorized Representative

2020 OCT -5 PM 3: 58
STATE
TALLAHASSEE, FL

H20000345794 3

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

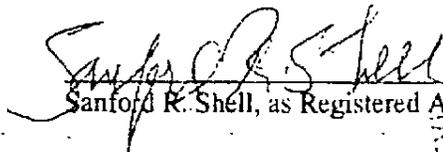
Pursuant to the provisions of the Florida Statutes, 1445 Montana Avenue, LLC, a Florida limited liability company (the "*Company*"), submits the following statement in designating the registered office/registered agent of the Company in the State of Florida:

1. The name of the Company is 1445 Montana Avenue, LLC.
2. The name and address of the registered agent and office are Sanford R. Shell, 12340 Deeder Lane, Jacksonville, Florida 32258.

ACKNOWLEDGMENT:

Having been named as registered agent and to accept service of process for the 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, as provided for in the Florida Revised Limited Liability Company Act.

DATED: This 1 day of October, 2020.


Sanford R. Shell, as Registered Agent

2020 OCT -5 PM 3:58
STATE OF FLORIDA
CORPORATION