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**FLORIDA LIMITED LIABILITY CO.**  
**Columbia Magnolia Family II Partners, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
COLUMBIA MAGNOLIA FAMILY II PARTNERS, LLC**

The undersigned, acting as a manager of COLUMBIA MAGNOLIA FAMILY II PARTNERS, LLC under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat., adopts the following Articles of Organization:

**ARTICLE I - Name:**

The name of the limited liability company is COLUMBIA MAGNOLIA FAMILY II PARTNERS, LLC (the "Company").

**ARTICLE II - Address:**

The initial mailing and street address of the principal office of the Company is 1718 Peachtree Street, NW, Suite 684 South Tower, Atlanta, Georgia 30309.

**ARTICLE III - Duration:**

The period of duration for the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

**ARTICLE IV - Management:**

The Company is to be manager-managed. The initial manager shall be New Columbia Residential, LLC, whose address is 1718 Peachtree Street, NW, Suite 684 South Tower, Atlanta, Georgia 30309.

**ARTICLE V - Admission of Additional Members:**

The Company shall admit new Members only upon the unanimous written consent of all the then existing Members of the Company.

**ARTICLE VI - Adoption of Operating Agreement:**

The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization, or Chapter 605, Fla. Stat.

**ARTICLE VII - Initial Registered Agent and Office:**

The initial registered agent for the Company shall be Clara Trejos, and the street address of the Company's initial registered office is 4559 San Lorenzo Blvd, Jacksonville, FL 32224.

**ARTICLE VIII - Amendments:**

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all Members of the Company.

**ARTICLE IX - Indemnification:**

Each individual or entity who is or was a Manager or Member of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a Manager or Member of the Company ("Indemnatee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnatee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnatee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or Operating Agreement of the Company, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a member or officer existing at the time of such repeal or amendment.

**ARTICLE X - Continuation of Business:**

Unless dissolved in accordance with the Company's Operating Agreement, the remaining Members shall continue the business of the Company, which shall not be dissolved, upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization  
as of this 2<sup>nd</sup> day of October, 2020.

**MANAGER:**

NEW COLUMBIA RESIDENTIAL, LLC, a  
Georgia limited liability company

By: \_\_\_\_\_

James Grauley, Manager

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is **COLUMBIA MAGNOLIA FAMILY II PARTNERS, LLC**
2. The name and address of the registered agent and office is:  
  
Clara Trejos  
4559 San Lorenzo Blvd  
Jacksonville, FL 32224

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Having been designated as the Registered Agent for **COLUMBIA MAGNOLIA FAMILY II PARTNERS, LLC**, the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited liability company, and states that it is familiar with and accepts its statutory obligations as such, including those obligations contained in Chapter 605, Florida Statutes.



Clara Trejos

Dated this 8th day of October, 2020.