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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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(Business Entity Name)

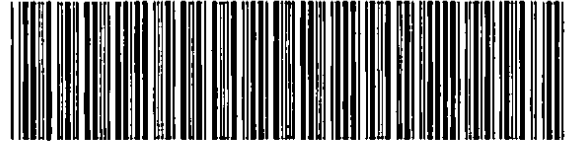
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COVER LETTER

TO: New Filing Section  
Division of Corporations

SUBJECT: NICKLAUS PROPERTIES, L.L.C.  
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

STUART E. GOLDBERG

Name of Person

LAW OFFICES OF STUART E. GOLDBERG, P.L.

Firm/Company

POST OFFICE BOX 12458

Address

TALLAHASSEE, FL 32317-2458

City/State and Zip Code

Mirowitzsteven@gmail.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

STUART GOLDBERG 850 222-4000  
Name of Person at (Area Code) Daytime Telephone Number

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee  
☒ \$130.00 Filing Fee & Certificate of Status  
☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)  
☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address

New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Street Address

New Filing Section Division  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

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**ARTICLES OF ORGANIZATION**  
**OF**

**NICKLAUS PROPERTIES, L.L.C.**

The undersigned, under the provisions of Chapter 605 of the Florida Statutes, for the purpose of forming a limited liability company under the laws of the State of Florida, do set forth the following:

**Article I. Name**

The name of this limited liability company is Nicklaus Properties, L.L.C. ("the Company").

**Article II. Duration**

Unless earlier terminated under the law or the Operating Agreement, the duration of the Company shall be perpetual.

**Article III. Address of Principal Office**

The street address and the mailing address of the principal office of the Company is 2613 Neuchatel Drive, Tallahassee, Florida 32303.

**Article IV. Initial Registered Agent and Address**

The name and street address of the initial registered agent of the Company is Stuart E. Goldberg, 2039 Centre Pointe Boulevard, Suite 201, Tallahassee, Florida 32308.

**Article V. Admission of Additional Members**

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and upon such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the Operating Agreement of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or to become a member unless all the other members of the Company, other than the member proposing to dispose of his or her interest, approve of the proposed transfer by unanimous written consent.

**Article VI. Members' Rights to Continue Business**

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, the remaining members of the Company shall have the right to continue the business of the Company, provided that all remaining members consent to the continuation and there is at least one remaining member.

### Article VII. Management

The Company is a manager managed company. Management of the Company shall be reserved to the manager. The name and address of the manager and the sole member of the Company are:

**SLM Management Company, L.L.C.**  
2613 Neuchatel Drive  
Tallahassee, Florida 32303

### Article VIII. Indemnification

Except as expressly provided in the Operating Agreement, the Company shall indemnify any member, manager, or former member or manager to the full extent possible under the law.

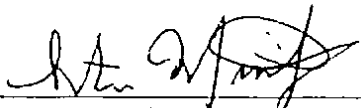
### Article IX. Effective Date

The Effective Date of the Company is November 20, 2020.

Under penalties of perjury, I, Steven E. Mirowitz, as Manager of SLM Management Company, L.L.C., a Florida limited liability company, declare that I have read the foregoing Articles of Organization and the facts stated in it are true.

Signed at Tallahassee, Leon County, Florida, on the 19 day of November, 2020.

SLM Management Company, L.L.C., a  
Florida limited liability company

By:   
Steven E. Mirowitz, Manager  
Sole Member

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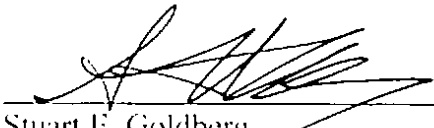
**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 605.0113 of the Florida Statutes (2020), the undersigned limited liability company, organized under the laws of the State of Florida, 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 Nicklaus Properties, L.L.C.
2. The name and address of the registered agent and office is Stuart E. Goldberg, 2039 Centre Pointe Boulevard, Suite 201, Tallahassee, Florida 32308.

Having been named as registered agent and to accept service of process for the above-stated limited liability 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 property and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Signed at Tallahassee, Leon County, Florida, on the 19 day of November, 2020.

  
\_\_\_\_\_  
Stuart E. Goldberg

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TALLAHASSEE, FL  
COUNTY CLERK