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**FLORIDA LIMITED LIABILITY CO.**  
**309 Ocean Ave, LLC**

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2021 FEB -3 AM 11:55  
SECTION 601.01  
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION  
OF  
309 OCEAN AVE, LLC

The undersigned desiring to form a limited liability company pursuant to Chapter 605, *Florida Statutes*, hereby states as follows.

**ARTICLE I – NAME**

The name of this limited liability company (the “Company”) is 309 Ocean Ave, LLC.

**ARTICLE II – PRINCIPAL OFFICE AND MAILING ADDRESS**

The street address of the principal office is 309 Ocean Avenue, Melbourne Beach, Florida 32951 and mailing address of the principal office of the Company is 105 Maple Avenue, Morristown, New Jersey 07960.

**ARTICLE III – PURPOSE**

The purpose for which the Company is organized is any and all lawful business purposes.

**ARTICLE IV – REGISTERED AGENT AND OFFICE**

The name and street address of the initial registered agent for service of process in the State of Florida for the Company is Bradley F. White, Esq., whose address is 730 E. Strawbridge Avenue, Suite 209, Melbourne, Florida 32901.

**ARTICLE V – MANAGERS**

The name and address of the manager(s) of the Company are:

Peter Dorne	309 Ocean Avenue Melbourne Beach, Florida 32951
Celia DeHuff	309 Ocean Avenue Melbourne Beach, Florida 32951

BRADLEY F WHITE, ESQ.  
FLORIDA BAR NO. 0074436  
WHITEBIRD, PLLC  
730 E. Strawbridge Avenue, Suite 209  
Melbourne, Florida 32901  
Telephone: 321-327-5580  
Facsimile: 321-327-5655

IN WITNESS WHEREOF, the undersigned executed these Articles of  
Organization this 3<sup>rd</sup> day of February, 2021.

A handwritten signature in black ink, appearing to read 'BFW', is written above a horizontal line.

Bradley F. White, Esq., an  
authorized representative

**CERTIFICATE OF DESIGNATING PLACE OF BUSINESS OR  
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS  
STATE NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to Section 605.0113, *Florida Statutes*, the following is submitted in compliance with the Florida Revised Limited Liability Company Act:

FIRST, that 309 Ocean Ave, LLC, desiring to organize under the laws of the State of Florida, with its principal office as indicated by the Articles of Organization in Brevard County, Florida has named Bradley F. White, Esq., 730 E. Strawbridge Avenue, Suite 209, Melbourne, Florida 32901, as its agent to accept service of process within this State.

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above stated limited liability company at the place designated in this certificate, I am familiar with the obligations of a registered agent under Chapter 605, *Florida Statutes*, and I hereby accept to act in this capacity and agree to comply with the provisions of said Chapter relative to keeping open said office.



Bradley F. White, Esq.

STATE OF FLORIDA  
TALLAHASSEE, FLORIDA

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FILED