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**FLORIDA LIMITED LIABILITY CO.  
31 N. 2ND STREET, LLC**

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**ARTICLES OF ORGANIZATION OF  
31 N. 2<sup>ND</sup> STREET, LLC**

These Articles of Organization are submitted for the purpose of forming a limited liability company pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as the same may from time to time be amended, superseded or replaced (the "Act").

**ARTICLE I - NAME**

The name of this limited liability company (the "Company") is **31 N. 2<sup>nd</sup> STREET LLC**.

**ARTICLE II - ADDRESS**

The initial address of the principal office and the mailing address of the Company is 24 S. 5<sup>th</sup> Street, Fernandina Beach, Florida 32034.

**ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT**

The name and street address of the initial registered agent of the Company is Rogers Towers, P.A. C/O Jon C. Lasserre, 960185 Gateway Boulevard, Suite 203, Fernandina Beach, Florida 32034.

**ARTICLE IV – MANAGEMENT OF THE COMPANY**

The Company is to be managed by its member and is therefore a member-managed company.

**ARTICLE V – LIMITED LIABILITY**

Except as otherwise expressly provided by the Act, no member, manager, officer, agent, or employee of the Company shall be personally liable for the debts, obligations, or liabilities of the Company, whether arising in contract, tort, or otherwise, or for the acts or omissions of any other member, manager, officer, agent, or employee of the Company.

**ARTICLE VI – EFFECTIVE DATE**

The effective date of these Articles of Organization shall be the date of filing with the Florida Department of State.

**IN WITNESS WHEREOF**, the undersigned, being an Authorized Representative of the Company, has executed these Articles of Organization, effective as of the 21<sup>st</sup> day of May 2021. In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

  
Jon C. Lasserre, Authorized Representative

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

Pursuant to the provisions of Section 605.0113, Florida Statutes, the below named 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:

**31 N. 2<sup>ND</sup> STREET, LLC**

2. The name and address of the registered agent and office is:

**Rogers Towers, P.A.  
c/o Jon C. Lasserre  
960185 Gateway Boulevard, Suite 203  
Fernandina Beach, Florida 32034**

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 PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Dated: May 21, 2021

Signature of Registered Agent

Rogers Towers, P.A.

By:   
Jon C. Lasserre