

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L21000275352
FILED 8:00 AM
June 14, 2021
Sec. Of State
jsdennis

Article I

The name of the Limited Liability Company is:
1246 GRANADA LLC

Article II

The street address of the principal office of the Limited Liability Company is:
1246 W GRANADA BLVD
ORMOND BEACH, FL. 32174

The mailing address of the Limited Liability Company is:
5111 S RIDGEWOOD AVENUE
201
PORT ORANGE, FL. 32127

Article III

Other provisions, if any:

THE PURPOSE OF THE COMPANY SHALL BE SOLELY TO ACQUIRE,
OPERATE AND DISPOSE OF THAT CERTAIN BUSINESS LOCATED AT
1246 W. GRANADA BLVD., ORMOND BEACH, FLORIDA, COMMONLY
KNOWN AS ORMOND AC" STARBUCKS GROUND LEASE.

Article IV

The name and Florida street address of the registered agent is:
DOUGLAS A CLARK
5111 S RIDGEWOOD AVENUE
201
PORT ORANGE, FL. 32127

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.

Registered Agent Signature: DOUGLAS ANDREW CLARK

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
DOUGLAS A CLARK
5111 S RIDGEWOOD AVENUE, STE 201
PORT ORANGE, FL. 32127

Title: CFO
MICHAEL A POLITO
5111 S RIDGEWOOD AVENUE, STE 201
PORT ORANGE, FL. 32127

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Signature of member or an authorized representative

Electronic Signature: DOUGLAS ANDREW CLARK

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.