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Florida Department of State  
Division of Corporations  
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Email Address: tseemann@barnettbolt.com

FLORIDA LIMITED LIABILITY CO.  
109 Brush QOZB, LLC

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$130.00

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H21000307525

**ARTICLES OF ORGANIZATION  
OF  
109 BRUSH QOZB, LLC**

The undersigned hereby organizes a limited liability company under the provisions of the Florida Revised Limited Liability Company Act (the "Act"), and pursuant to the following Articles of Organization:

**ARTICLE 1**  
**Name**

The name of this limited liability company is 109 BRUSH QOZB, LLC (hereafter, the "Company").

**ARTICLE 2**  
**Effective Date**

This Company shall have perpetual existence, commencing on the date that these Articles of Organization are filed with the Florida Department of State.

**ARTICLE 3**  
**Principal Office and Mailing Address**

The street address of the principal office and the mailing address of the Company are 800 S Harbour Island Boulevard, Tampa, Florida 33602.

**FILED**

2021 AUG 16 AM 11:54

SECRETARY OF STATE  
TALLAHASSEE, FL

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ARTICLE 4  
Initial Registered Office and Agent

The street address of the initial registered office of this Company is 601 Bayshore Boulevard, Suite 700, Tampa, Florida 33606, and the name of the initial registered agent of this Company at that address is David L. Koche.

ARTICLE 5  
Management of the Company

The Company is to be managed by one or more managers and is, therefore, a manager-managed limited liability company within the meaning of the Act. The name and address of the initial manager of the Company are:

PRSI Investments, LLC  
800 S Harbour Island Boulevard  
Tampa, Florida 33602

ARTICLE 6  
Indemnification

The Company shall indemnify its managers and members to the fullest extent authorized by law.

IN WITNESS WHEREOF, the undersigned authorized representative of the members has executed these Articles of Organization on the 16th day of August, 2021.

  
\_\_\_\_\_  
DAVID L. KOCHÉ, Authorized Representative

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE OF  
109 BRUSH QOZB, LLC**

Pursuant to the provisions of Section 605.0113 of the 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: 109 BRUSH QOZB, LLC.
2. The name and address of the registered agent and office are:

David L. Koche  
601 Bayshore Boulevard, Suite 700  
Tampa, Florida 33606

*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 as provided for in Chapter 605, Florida Statutes.*

Dated: August 16, 2021.



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DAVID L. KOCHE

8/11/2021

Division of Corporations

Florida Department of State

Division of Corporations

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Fax Number : (850)617-6381

From:

Account Name : DEAN, MEAD, EGERTON, BLOODWORTH, CAPOUANO &amp; BOZARTH, A.

Account Number : 076077001702

Phone : (407)841-1200

Fax Number : (407)423-1831

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: montaldo.bh@gmail.com**FLORIDA LIMITED LIABILITY CO.****ACJ Ranch & Properties, LLC**

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Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

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2021 AUG 11 PM 12:00

2021 AUG 15 PM 1:59

(((H21000303002 3)))

**ARTICLES OF ORGANIZATION**

**OF**

**ACJ RANCH & PROPERTIES, LLC**

**FILED**  
2021 AUG 11 PM 12:00  
SECRETARY OF STATE  
TALLAHASSEE, FL

The undersigned, acting as authorized representative of this limited liability company pursuant to Chapter 605 of the Florida Statutes, hereby forms a limited liability company under the laws of the State of Florida and adopts the following Articles of Organization for such limited liability company:

ARTICLE I - NAME OF COMPANY

The name of the limited liability company is ACJ RANCH & PROPERTIES, LLC (the "Company").

ARTICLE II - PRINCIPAL OFFICE

The street address, and the mailing address, of the principal office of the Company is 164 Hope Street, Suite 1000, Longwood, Florida 32750.

ARTICLE III - REGISTERED AGENT AND REGISTERED OFFICE

The street address of the initial registered office of the Company in the State of Florida is 164 Hope Street, Suite 1000, Longwood, Florida 32750. The name of the registered agent of the Company at that address is John J. Montaldo.

ARTICLE IV - MANAGEMENT

The Company is to be a manager-managed company. The name and address of the initial manager of the Company are John J. Montaldo, 164 Hope Street, Suite 1000, Longwood, Florida 32750.

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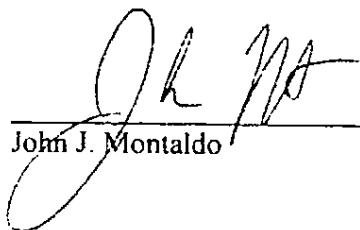
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ARTICLE V - EFFECTIVE DATE

The effective date of these Articles of Organization, and the beginning of the existence of the Company, shall be the date of filing of these Articles of Organization with the Florida Department of State.

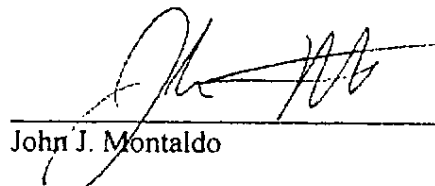
The undersigned authorized representative has made and subscribed these Articles of Organization on this 5 day of August, 2021.

*Under penalties of perjury, I declare that I have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.*

  
\_\_\_\_\_  
John J. Montaldo

STATEMENT OF ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for the above referenced limited liability company, at the place designated in the foregoing Articles of Organization, the undersigned hereby accepts such appointment and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relevant to the proper and complete performance of the duties of a registered agent, and is familiar with, and accepts the duties and obligations of, Section 605.0113 of the Florida Statutes.

  
\_\_\_\_\_  
John J. Montaldo  
Date: August 5, 2021

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