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To:

Division of Corporations
Fax Number : (850)617-6381

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Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)214-8442

SECRETARY OF STATE
TALLAHASSEE, FL

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FLORIDA LIMITED LIABILITY CO.
Downtown Jacksonville Real Estate Topco, LLC

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

2021-09-30 11:11:11

**ARTICLES OF ORGANIZATION
OF
DOWNTOWN JACKSONVILLE REAL ESTATE TOPCO, LLC**

The undersigned authorized representative of a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, does submit the following Articles of Organization:

ARTICLE I. NAME: The name of the company is Downtown Jacksonville Real Estate Topco, LLC.

ARTICLE II. DURATION: The period of the Company's duration shall commence on the date of filing of these Articles of Organization and shall exist perpetually unless terminated in accordance with the Company's operating agreement.

ARTICLE III. PURPOSE: The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV. STREET AND MAILING ADDRESS OF PRINCIPAL OFFICE: The street and mailing address of the principal office of the Company is 220 Blanca Avenue, Tampa, Florida 33606.

ARTICLE V. REGISTERED AGENT: The registered agent is Corporate Creations Network Inc. and the street address of the initial registered office of the Company is 801 US Highway 1, North Palm Beach, Florida 33408.

ARTICLE VI. MANAGEMENT: The Company shall be manager-managed. The name and address of the initial manager is James A. Turner, III, 220 Blanca Avenue, Tampa, Florida 33606.

The undersigned authorized representative has executed these Articles of Organization on this 30th day of September, 2021.

By: James A. Turner III
James A. Turner, III, Authorized Representative

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SECRETARY OF STATE
TALLAHASSEE, FL

FILED

Registered Agent Acceptance

Having been named registered agent and to accept service of process for Downtown Jacksonville Real Estate Topco, LLC, at the place designated in these Articles of Organization, I accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative 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.

CORPORATE CREATIONS NETWORK INC.,
Registered Agent

Dated: September 30, 2021

By: /s/ Caitlin Lazarus

Caitlin Lazarus, Special Secretary