

Florida Department of State

Division of Corporations

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To:

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

From:

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

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Email Address: _____

FLORIDA LIMITED LIABILITY CO.

1111 12th Street 107, LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
1111 12th Street 107, LLC

Article II. Address

The street address of the Company's initial principal office is:
1111 12th Street 107, LLC
1111 12th Street Unit 107
Key West FL 33040

The mailing address of the Company's initial principal office is:
1111 12th Street 107, LLC
1111 12th Street Unit 107
Key West FL 33040

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Robert E. Highsmith
3158 Northside Drive
Key West FL 33040

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar items to which the assignor was entitled, to the extent assigned.

Computershare Governance Services Inc.
d/b/a Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

Robert W. Douville
1111 12th Street Unit 107
Key West FL 33040

Article VII. Company Existence

The Company's existence shall begin effective as of January 24, 2022.

The undersigned authorized representative of a member executed these Articles of Organization on 1/24/2022.



COMPUTERSHARE GOVERNANCE SERVICES INC.
D/B/A CORPORATE CREATIONS INTERNATIONAL

Timothy Pratts Account Manager
by Jenisa S. Irizarry as Attorney-in-Fact

Computershare Governance Services Inc.
d/b/a Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

1111 12th Street 107, LLC

REGISTERED AGENT/OFFICE:

Robert E. Highsmith
3158 Northside Drive
Key West FL 33040

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



ROBERT E. HIGHSMITH
Timothy Pratts, Account Manager
by Jenisa S. Irizarry as Attorney-in-Fact

Date: January 24, 2022.

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