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FLORIDA LIMITED LIABILITY CO.
Broadwater JV, LLC

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ARTICLES OF ORGANIZATION
OF
BROADWATER JV, LLC

The undersigned authorized representative hereby executes these Articles of Organization ("Articles") for the purpose of forming a limited liability company (the "Limited Liability Company") in accordance with the laws of the State of Florida.

ARTICLE I.
NAME

The name of the Limited Liability Company shall be Broadwater JV, LLC.

ARTICLE II.
DURATION; EFFECTIVE DATE

This Limited Liability Company shall exist perpetually, effective as of the date of filing.

ARTICLE III.
MAILING ADDRESS; PRINCIPAL OFFICE

The address of the principal office and the mailing address of the Limited Liability Company shall be 123 Magnolia Avenue, Daytona Beach, Florida 32114, and such other places as may be designated by the manager from time to time.

ARTICLE IV.
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the Limited Liability Company is 420 South Nova Road, Daytona Beach, Florida 32114, and the name of the registered agent is Corey D. Brown.

ARTICLE V.
PURPOSE

This Limited Liability Company may engage in any activity or business permitted under the laws of the United States of America and of this State.

ARTICLE VI.
MANAGEMENT

The Limited Liability Company shall be a manager-managed limited liability company. The authority, and limitations on such authority, of the manager(s) shall be specified in the operating agreement of the Limited Liability Company. The initial manager

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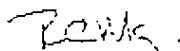
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of the Limited Liability Company, and the address of said manager, shall be Richard C. Maugeri at 123 Magnolia Avenue, Daytona Beach, Florida 32114.

The undersigned, being the authorized representative of the member, hereby certifies that the foregoing constitutes the Articles of Organization of Broadwater JV, LLC.

Executed by the undersigned on February 25, 2022.



RICHARD C. MAUGERI

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT
ACKNOWLEDGMENT OF REGISTERED AGENT

Pursuant to Section 605.0113, Florida Statutes, I agree to act in the capacity of registered agent for Broadwater JV, LLC and will comply with the provisions of all statutes relative to the proper and complete performance of my duties. I am familiar with and accept the obligations of Section 605.0113.

DATED this 25 day of February, 2022.



COREY D. BROWN

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