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**ARTICLES OF ORGANIZATION
FOR
CHAMPAGNE GINNY LLC
(A Florida Limited Liability Company)**

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

**ARTICLE 1
NAME**

The name of the Limited Liability Company is CHAMPAGNE GINNY LLC (the "Company").

**ARTICLE 2
DURATION**

The Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

**ARTICLE 3
NATURE OF BUSINESS**

The Company is organized for the purpose of transacting any and all lawful business permitted under the Act.

**ARTICLE 4
ADDRESS**

The initial principal office address of the Company is 8528 SE Merritt Way, Jupiter, Florida 33458, and the initial mailing address of the Company is the same.

**ARTICLE 5
INITIAL REGISTERED AGENT AND REGISTERED OFFICE**

The street address of the initial registered office of the Company is 8528 SE Merritt Way, Jupiter, Florida 33458, and the name of the initial registered agent of the Company at that address is CAROLYN S. PIPKIN.

**ARTICLE 6
MANAGEMENT**

The names and address of the Managers that will manage and control the Company are:

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JAMES D. STRINGER, JR.
15016 Red Clover Drive
Rockville, MD 20853

MGR

CAROLYN S. PIPKIN
8528 SE Merritt Way
Jupiter, FL 33458

MGR

**ARTICLE 7
EFFECTIVE DATE**

The effective date is the date of filing of these Articles of Organization with the Florida Department of State.

IN WITNESS WHEREOF the undersigned has executed these Articles as of the 13th day of April, 2022.

/S/ Lisa A. Schneider, Esq.

LISA A. SCHNEIDER, ESQ.
Authorized Representative

(In accordance with section 605.0203 (1) (b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any 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.)

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ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, CAROLYN S. PIPKIN hereby accepts the appointment as registered agent and agrees to act in this capacity. CAROLYN S. PIPKIN further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S.

/S/ Carolyn S. Pipkin

CAROLYN S. PIPKIN, Registered Agent

Dated: As of April 13, 2022.

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