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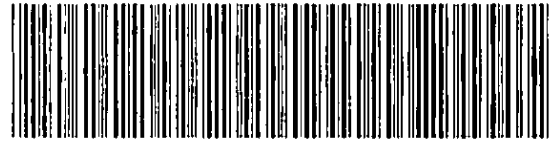
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ALLAHASSEE, FLORIDA

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Name:	589 5th Avenue Partners, LLC
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TALLAHASSEE, FL 32304

ARTICLES OF ORGANIZATION
OF
589 5TH AVENUE PARTNERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

The undersigned, for the purpose of forming a limited liability company under the Florida Professional Service Corporation and Limited Liability Company Act, Chapter 621, Florida Statutes and the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes (collectively, the "Acts"), hereby makes, acknowledges, and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company shall be 589 5TH AVENUE PARTNERS, LLC, a Florida Limited Liability Company (the "Company").

ARTICLE II - ADDRESS

The mailing address of the initial principal office of the Company shall be 100 Kings Town Drive, Naples, FL 34102.

ARTICLE III - DURATION

The Company shall commence its existence on the date these Articles of Organization were filed by the Florida Department of State. The Company's existence shall be of indefinite duration. The Company may be dissolved as provided in the Company's operating agreement (the "Operating Agreement").

ARTICLE IV - REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent of the Company, in the state of Florida, is Wood & Carmichael, PLLC, Attn: C. Lane Wood, Esq., 2150 Goodlette Road North, Sixth Floor, Naples, Florida 34102.

ARTICLE V - PURPOSE

The purpose of the Company shall be to own and invest in commercial and residential real property, within and without the state of Florida, and all other business activities permitted by law.

ARTICLE VI - MANAGEMENT

The Company shall be Manager Managed. The Company shall have one (1) Manager (the "Sole Manager") whose name and address is:

JOHN N. ALLEN
100 Kings Town Drive
Naples, FL 34102

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TALLAHASSEE, FLORIDA

ARTICLE VII - MEMBERSHIP

The Manager shall have the right to admit new members upon making such contributions as are set out in the Operating Agreement, and otherwise complying with and agreeing to the terms and provisions of the Operating Agreement. Additional members may also be admitted by the affirmative vote of two-thirds of the membership.

ARTICLE VIII - MEMBERS' RIGHTS TO CONTINUE BUSINESS

The existence of the Company shall continue, notwithstanding the death, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the Company.

Executed by the undersigned in Naples, Florida, on the 20th day of May 2022.



C. Lane Wood, as authorized agent for
589 5th Avenue Partners, LLC
2150 Goodlette Road North, Sixth Floor
Naples, Florida 34102


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NOTARY OF STATE
ALL AMESSEMENTS

ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been named in the Articles of Organization of 589 5TH AVENUE PARTNERS, LLC, as the registered agent of this limited liability company, hereby consents to accept service of process for the above stated limited liability company at the place designated in the Articles of Organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agree to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accept the obligations of the position as registered agent as provided for in, Chapter 605 F.S.

Dated: May 20, 2022

Wood & Carmichael, PLLC

BY: 

C. Lane Wood

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TALLAHASSEE, FLORIDA