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Division of Corporations

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FLORIDA LIMITED LIABILITY CO.

Gateway Companies LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION
OF
GATEWAY COMPANIES LLC**

The undersigned, an authorized representative of a prospective member, desiring to form a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, hereby adopts the following Articles of Organization:

ARTICLE I - NAME

The name of the limited liability company is Gateway Companies LLC (the "Company").

ARTICLE II - ADDRESS

The street and mailing address of the Company's principal office are:

7563 Philips Highway, Suite 208
Jacksonville, Florida 32256

ARTICLE III - PURPOSE

The Company is organized for the purpose of performing all lawful business permitted under the laws of the United States and of the State of Florida.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The Company (i) designates One Independent Drive, Suite 1200, Jacksonville, Florida 32202 as the street address of the Company's registered office, and (ii) names Contega Business Services, LLC, as the Company's registered agent at that address.

ARTICLE V - MANAGEMENT AND AUTHORITY

The Company shall be a manager-managed company. Pursuant to Section 605.04074, Florida Statutes, no member of the Company shall be an agent of the Company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a member.

The following individuals shall serve as managers of the Company until their respective successors are appointed or elected and qualified pursuant to the applicable conditions, provisions and terms of the Company's Operating Agreement, or until the earlier of such managers' respective dissolution, removal or resignation:

JWB Real Estate Capital, LLC
7563 Philips Highway, Suite 208
Jacksonville, Florida 32256

DLP JAX Ventures LLC
405 Golfway West Drive, Suite 300
St Augustine, Florida 32095

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ARTICLE VI - INDEMNIFICATION

The Company shall indemnify any person who is or was a party to any proceeding by reason of the fact that such person is or was a manager, member or officer of the Company or its subsidiaries, to the fullest extent not prohibited by law, for actions taken in the capacity of such person as a manager, member or officer of the Company or its subsidiaries. To the fullest extent not prohibited by law, the Company shall advance reasonable indemnification expenses (including attorneys' fees and costs) for actions taken in the capacity of such person as a manager, member or officer within twenty (20) days after receipt by the Company of (i) a written statement requesting such advance, (ii) evidence of the expenses incurred, and (iii) a written statement by or on behalf of such person agreeing to repay the advanced expenses if it is ultimately determined that such person is not entitled to be indemnified against such expenses.

IN WITNESS THEREOF, the undersigned has hereunto set his hand and seal this 26th day of July, 2022.



Alexander Sfakis, Authorized Representative

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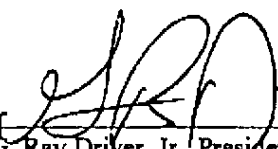
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ACCEPTANCE OF REGISTERED AGENT

The undersigned (i) agrees to act as registered agent for the Company named above, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and (ii) acknowledges that the undersigned is familiar with, and accepts, the obligations of such position.

Dated: July 26, 2022

CONTEGA BUSINESS SERVICES, LLC

By: 
G. Ray Driver, Jr., President

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Prepared by:
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202
904-301-1269

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RELEASE OF NAME AND CONSENT TO USE

Effective as of the date of this Agreement, Gateway Companies – DTJ LLC, a Florida limited liability company (the “Company”), (i) abandons, disclaims and releases all and any interest, right and title associated with the name “Gateway Companies,” and any derivations thereof (the “Former Name”), and (ii) consents to the use of the Former Name by Gateway Companies LLC, a Florida limited liability company, and its affiliates, assigns and successors.

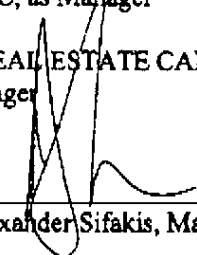
Dated: July 26, 2022

Sincerely,

GATEWAY COMPANIES – DTJ LLC, a Florida
limited liability company

By: JWBDF LLC, as Manager

By: JWB REAL ESTATE CAPITAL LLC, as
its Manager

By: 
Alexander Sifakis, Manager

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