

**L22000434866**

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

((H22000347769 3)))



H220003477693ABC7

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

To:

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

From:

Account Name : FISHER, TOUSEY, LEAS & BALL  
Account Number : I19990000021  
Phone : (904)356-2600  
Fax Number : (904)355-0233

CO. FILING VIDEO  
FRANCHISING  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

2022 OCT 10 AM 9:50

FILED

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: george2@bellsouth.net

2022 OCT 10 PM 4:59

**FLORIDA LIMITED LIABILITY CO.**

**141 River Way, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

**T. SCOTT**

**OCT 11 2022**

Electronic Filing Menu

Corporate Filing Menu

Help

DocuSign Envelope ID: 3E61BB31-769D-4DEC-B900-8EDE0F22D9ED

H22000347769

**ARTICLES OF ORGANIZATION**  
*of*  
**141 RIVER WAY, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes, Chapter 605, hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I**

**NAME**

The name of the limited liability company shall be 141 River Way, LLC (the "*Company*"). The mailing address and the principal address of the Company shall be:

Mailing Address:  
P.O. Box 727  
Hiram, Georgia 30141

Physical Address:  
2920 Isabella Boulevard  
Jacksonville Beach, Florida 32250

FILED  
2022 OCT 10 AM 9:52  
CLERK OF THE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

**ARTICLE II**

**PURPOSES AND POWERS**

The general purpose for which this Company is organized is to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

**ARTICLE III**

**REGISTERED OFFICE AND AGENT**

The name and street address of the registered agent in the State of Florida are Terry Simmons, 2920 Isabella Boulevard, Jacksonville Beach, Florida 32250.

**ARTICLE IV**

**ADMISSION OF MEMBERS**

No additional members shall be admitted to the Company except with the unanimous written consent of the members of the Company.

**ARTICLE V**

**TERMINATION OF EXISTENCE**

The Company shall not be dissolved upon the occurrence of any event that terminates the continued membership of a member in the Company, provided there is at least one remaining

DocuSign Envelope ID: 3E61BB31-769D-4DEC-B900-8EDE0F22D9ED

H22000347769

member. The Company shall be terminated and dissolved upon the consent of all of the members.

## ARTICLE VI

### MANAGER

The Company shall be managed by one or more managers and is, therefore, a manager-managed limited liability company. The managers shall be elected in the manner set forth in the Operating Agreement of the Company. The managers shall hold the offices and have the responsibilities accorded to them by the members as set forth in the Operating Agreement. The name and address of the managers shall be:

George R. Adams  
P.O. Box 727  
Hiram, Georgia 30141

Mina J. Adams  
P.O. Box 727  
Hiram, Georgia 30141

## ARTICLE VII

### DURATION AND COMMENCEMENT

The Company shall exist perpetually. The Company's existence shall commence on the date these Articles of Organization are executed, except that if they are not filed by the Department of State of the State of Florida within five (5) business days thereafter, the Company's existence shall commence upon filing by the Department of State.

*Remainder of Page Intentionally Blank – Signature Page Follows*

H22000347769

DocuSign Envelope ID: 3E618B31-769D-4DEC-B900-8EDE0F22D9ED

**H22000347769**

**IN WITNESS WHEREOF**, the undersigned made and subscribed these Articles of Organization for the foregoing use and purpose this 10th day of October, 2022.

DocuSigned by:

*George R. Adams*

George R. Adams, as Authorized Representative

DocuSign Envelope ID: 3E61BB31-769D-4DEC-B900-8EDE0F22D9ED

H22000347769

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

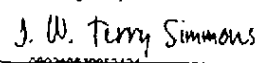
Pursuant to the provisions of the Florida Statutes, 141 River Way, LLC, a Florida limited liability company (the "*Company*"), submits the following statement in designating the registered office/registered agent of the Company in the State of Florida:

1. The name of the Company is 141 River Way, LLC.
2. The name and address of the registered agent and office are Terry Simmons, 2920 Isabella Boulevard, Jacksonville Beach, Florida 32250.

**ACKNOWLEDGMENT:**

Having been named as registered agent and to accept service of process for the Company at the place designated in this Certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent, as provided for in the Florida Revised Limited Liability Company Act.

DATED: This 10th day of October, 2022.

DocuSigned by:  
  
000210679853424  
Terry Simmons, as Registered Agent

H22000347769