

Handwritten ID: 22000469311

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.

(((H22000374704 3)))



H220003747043ABC\$

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 : I1999000021
Phone : (904)356-2600
Fax Number : (904)355-8233

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

Email Address: cliff.taylor@cbre.com

FLORIDA LIMITED LIABILITY CO.
CPDR 1, LLC

Table with 2 columns: Item and Value. Rows include Certificate of Status (0), Certified Copy (0), Page Count (04), and Estimated Charge (\$125.00).

2022-11-02 PM 1:35

Vertical stamp: ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

22 NOV -2 PM 12:35

Handwritten signature

DocuSign Envelope ID: 15DC3277-4029-473B-993D-32E597BCAEAB

H22000374704

ARTICLES OF ORGANIZATION
of
CPDR 1, 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 CPDR 1, LLC (the "*Company*"). The mailing and street address of the principal office of the Company shall be 6916 Salamanca Avenue, Jacksonville, Florida 32217.

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 Clifton L. Taylor, 6916 Salamanca Avenue, Jacksonville, Florida 32217.

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

22 NOV -2 PM 12:35
RECORDED
INDEXED
CLERK OF CIRCUIT COURT
JACKSONVILLE, FLORIDA

DocuSign Envelope ID: 15DC3277-4029-473B-993D-32E597BCAEAB

H22000374704

**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 manager shall be:

Clifton L. Taylor
6916 Salamanca Avenue
Jacksonville, Florida 32217

**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

NOV 2 2022
11:12:35 AM
TALLAHASSEE, FLORIDA

DocuSign Envelope ID: 15DC3277-4029-473B-993D-32E597BCAEAB

H22000374704

IN WITNESS WHEREOF, the undersigned made and subscribed these Articles of Organization for the foregoing use and purpose this 1 day of November, 2022.

DocuSigned by:

Clifton L. Taylor

E47724832960457

Clifton L. Taylor, as Authorized Representative

22 NOV -2 PM 12:35
FISHER, TOUSEY, LEAS & BALL
PALM BEACH, FLORIDA

H22000374704

DocuSign Envelope ID: 15DC3277-4029-473B-993D-32E597BCAEAB

H22000374704

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

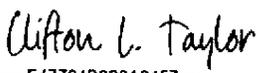
Pursuant to the provisions of the Florida Statutes, CPDR 1, LLC, a Florida limited liability company (the "*Company*"), submits the following statement in designating the registered office/registered agent of the Company in the State of Florida:

1. The name of the Company is CPDR 1, LLC.
2. The name and address of the registered agent and office are Registered Agent's Name, Registered Agent's Address.

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 1 day of November, 2022.

DocuSigned by:

 E47764B929A9457...
 Clifton L. Taylor, as Registered Agent

22 NOV 12 PM 12:35
 CLIFTON TAYLOR
 REGISTERED AGENT
 FLORIDA