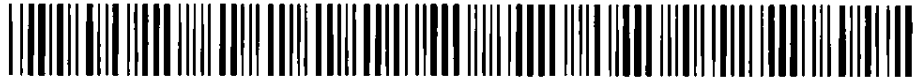


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Florida Department of State  
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Account Name : BUSH ROSS, P.A.  
Account Number : I19990000150  
Phone : (813)224-9255  
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**FLORIDA LIMITED LIABILITY CO.  
JCAR PROPERTIES 1, LLC**

Certificate of Status	0
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Page Count	03
Estimated Charge	\$155.00

**T. SCOTT**  
**JAN 12 2023**

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**ARTICLES OF ORGANIZATION  
OF  
JCAR PROPERTIES 1, LLC**

The undersigned, acting as an authorized representative of the initial members of the above captioned Limited Liability Company, under the provisions of the Florida Revised Limited Liability Company Act, Chapter 605, *Florida Statutes*, adopts the following Articles of Organization:

**ARTICLE I  
NAME & ADDRESS**

The name of this limited liability company shall be **JCAR PROPERTIES 1, LLC** (the "Company") and its principal office and mailing address is 1000 Water St., Unit 1902, Tampa, Florida 33602.

**ARTICLE II  
EFFECTIVE DATE**

The Company shall commence its existence on January 11, 2023.

**ARTICLE III  
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Company shall be 1801 N. Highland Avenue, Tampa, Florida 33602, and the initial registered agent of the Company at such address is BUSH ROSS REGISTERED AGENT SERVICES, LLC.

John N. Giordano, Esq. Florida Bar No.: 358762 Bush Ross, P.A. 1801 N. Highland Avenue, Tampa, FL 33602 Facsimile Audit No.: H23000013732 3
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**ARTICLE IV**  
**OPERATING AGREEMENT**

The power to adopt, alter, amend or repeal an Operating Agreement governing the operation of the Company shall be vested in its members.

**ARTICLE V**  
**MANAGEMENT OF THE COMPANY**

The Company shall be managed by a manager or managers who shall be elected by the members in the manner set forth in the Company's Operating Agreement. The initial Managers shall be **Randall L. Ciccati** and **Jill M. Ciccati**.

**ARTICLE VI**  
**INDEMNIFICATION**

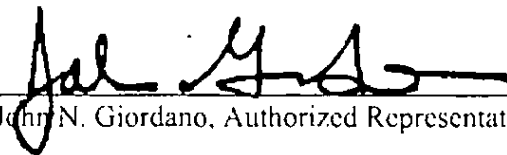
If the criteria set forth in §605.0408, *Florida Statutes*, or any successor statute, and any criteria set forth in the Company's Operating Agreement have been met, then the Company shall indemnify any manager or member, or former manager or member, his or its personal representatives, devisees or heirs, in the manner and to the extent contemplated by §605.0408, *Florida Statutes*.

IN WITNESS WHEREOF, the undersigned authorized representative of the initial members has executed these Articles of Organization this 11<sup>th</sup> day of January, 2023.

  
\_\_\_\_\_  
John N. Giordano, Authorized Representative

**CERTIFICATE DESIGNATING  
REGISTERED AGENT**

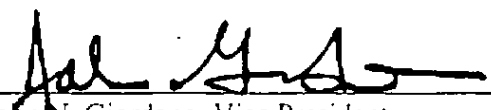
Pursuant to the provisions of Chapter 605, *Florida Statutes*, JCAR PROPERTIES 1, LLC, desiring to organize as a limited liability company under the laws of the State of Florida, by action of its members, hereby designates BUSH ROSS REGISTERED AGENT SERVICES, LLC, as its Registered Agent for the purpose of accepting service of process within such State and designates 1801 N. Highland Avenue, Tampa, Florida 33602, the business of its Registered Agent, as its Registered Office.

  
\_\_\_\_\_  
John N. Giordano, Authorized Representative

**ACKNOWLEDGMENT**

BUSH ROSS REGISTERED AGENT SERVICES, LLC hereby accepts the appointment as Registered Agent of the above named Company and agrees to act as such in accordance with the provisions of Chapter 605, *Florida Statutes*.

BUSH ROSS REGISTERED AGENT  
SERVICES, LLC

By:   
\_\_\_\_\_  
John N. Giordano, Vice President