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**FLORIDA LIMITED LIABILITY CO.**  
**812 A1A Beach Blvd LLC**

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**ARTICLES OF ORGANIZATION  
OF  
812 A1A BEACH BLVD LLC**

The undersigned hereby organizes a limited liability company under the provisions of the Florida Revised Limited Liability Company Act (the "Act"), and pursuant to the following Articles of Organization:

**ARTICLE I**

**Name**

The name of this limited liability company is 812 A1A Beach Blvd LLC.

**ARTICLE II**

**Mailing and Street Address of Principal Office**

The principal office and mailing address of the Company is 201 Front Street, Suite 224, Key West, Florida 33040.

**ARTICLE III**

**Initial Registered Office and Agent**

The street address of the initial registered office of the Company is 201 Front Street, Suite 224, Key West, Florida 33040, and the name of its initial registered agent at that address is Edwin O. Swift, III.


**ARTICLE IV**

**Management**

The Company is to be managed by one or more managers and is, therefore, a manager-managed company within the meaning of the Act. The initial managers of the Company and their mailing addresses are:

Edwin O. Swift, III	-	201 Front Street, Suite 224, Key West, Florida 33040
Christopher C. Belland	-	201 Front Street, Suite 224, Key West, Florida 33040

DULY EXECUTED by the undersigned, being the authorized representative of the Company, this 14th day of February, 2023.

  
Edwin O. Swift, III, Authorized Representative

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*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in these Articles of Organization, 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 Chapter 605, F.S.*

Dated: February 14, 2023

  
Edwin O. Swift, III, Registered Agent

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