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**FLORIDA LIMITED LIABILITY CO.**

**275 MIRAMAR, LLC**

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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION  
OF  
275 MIRAMAR, LLC**

The undersigned, desiring to form a limited liability company (the "Company") under Chapter 605 of the Florida Statutes (the "Act"), does hereby state the following:

**ARTICLE I**

Name

The name of the Company shall be 275 Miramar, LLC.

**ARTICLE II**

Purpose

The Company is formed for any purpose or purposes for which a limited liability company may be formed pursuant to the Act.

**ARTICLE III**

Principal Place of Business

The location of the principal place of business of the Company is 7327 Rogues Road, Nokesville, Virginia 20181. The Manager may change the principal place of business and establish additional places of business as they deem necessary or desirable to conduct the business of the Company.

**ARTICLE IV**

Registered Office and Registered Agent

The name of the initial registered agent of the Company is CT CORPORATION SYSTEM, and the street address of the initial registered agent of the Company shall be 1200 SOUTH PINE ISLAND ROAD, PLANTATION, FL 33324.

**ARTICLE V**

Duration

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State. The Company shall have perpetual existence until it is dissolved and its affairs wound up.

**ARTICLE VI**

Manager

The initial Manager of the Company shall be:

Michael L. Brown, Jr.  
7327 Rogues Road  
Nokesville, Virginia 20181

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IN WITNESS WHEREOF, the undersigned, being the Manager of the Company hereinbefore named, for the purpose of forming a limited liability company under the Act has executed these Articles of Organization as of this 28th day of April, 2023.

Michael L. Brown, Jr.  
Michael L. Brown, Jr., Manager

Having been named Registered Agent and designated to accept service of process for the within-named Company, at the place designated herein, and being familiar with the obligations of that position, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

**CT Corporation System**

By: Bernadette Baker  
Print Name: Bernadette Baker  
Title: Asst. Secretary