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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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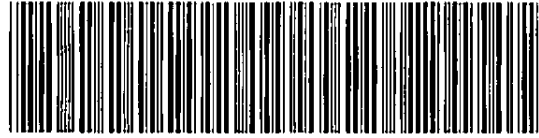
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2023 MAY 31 PM 12:13 2023 MAY 31 PM 1:50

SECRETARY OF STATE, TALLAHASSEE, FLORIDA

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 777005 4144A

AUTHORIZATION :

COST LIMIT : \$ 155.00

ORDER DATE : May 30, 2023

ORDER TIME : 8:52 AM

ORDER NO. : 777005-005

CUSTOMER NO: 4144A

DOMESTIC FILING

NAME: CIVICA PHASE 2 PROPERTY OWNER,
LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Alexxis Weiland-sorenson - EXT.

EXAMINER'S INITIALS: _____

**ARTICLES OF ORGANIZATION
OF
CIVICA PHASE 2 PROPERTY OWNER, LLC**

The undersigned, being a duly authorized representative of the Member(s), desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 605, Florida Statutes (the "Act"), does hereby adopt the following Articles of Organization:

ARTICLE I. NAME

The name of the limited liability company is Civica Phase 2 Property Owner, LLC (the "Company").

ARTICLE II. ADDRESS

The principal and mailing address of the Company is:

c/o Congress Group Ventures, Inc.
125 High Street, Suite 332, Oliver Street Tower
Boston, Massachusetts 02110

ARTICLE III. REGISTERED AGENT AND OFFICE

The Company designates 1201 Hays Street, Tallahassee, FL 32301 as the street address of the initial registered office of the Company and names Corporation Service Company as the Company's initial registered agent at that address to accept service of process within this state.

ARTICLE IV. DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Company's Operating Agreement or pursuant to the Act, as amended from time to time.

ARTICLE V. MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The name and address of the initial Manager of the Company is listed below, and the following individuals are appointed by the initial Manager to act as Authorized Representatives of the Company:

Title:

Manager

Name and Address:

Civica Phase 2 Associates, LLC
c/o Congress Group Ventures, Inc.
125 High Street, Suite 332, Oliver Street Tower
Boston, Massachusetts 02110

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CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

Authorized Representative Dean F. Stratouly
c/o Congress Group Ventures, Inc.
125 High Street, Suite 332, Oliver Street Tower
Boston, Massachusetts 02110

Authorized Representative Kenneth Scott
c/o Congress Group Ventures, Inc.
125 High Street, Suite 332, Oliver Street Tower
Boston, Massachusetts 02110

Authorized Representative Jonah Belkin
c/o Peakhill Equity Partners Inc.
10 King Street East, Suite 401
Toronto, ON M5C 1C3 Canada

Authorized Representative Ira Markus
c/o Peakhill Equity Partners Inc.
10 King Street East, Suite 401
Toronto, ON M5C 1C3 Canada

ARTICLE VI. PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 30th of May, 2023.

/s/ Jonah Belkin

Jonah Belkin,
Duly Authorized Representative of the
Member(s)

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for Civica Phase 2 Property Owner, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 30th day of May, 2023.

Corporation Service Company

/s/ Doreen S. Haeselin

By: _____
Name: Doreen S. Haeselin
Title: Assistant Vice President