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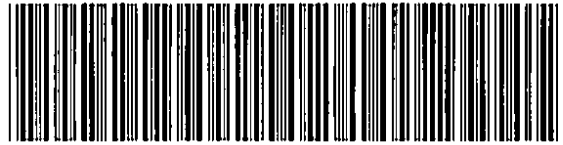
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Time

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COVER LETTER

**TO: New Filing Section
Division of Corporations**

SUBJECT: LC2-NNN JV, LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

DEBORAH FANICH

Name of Person

BERGER SINGERMANN LLP

Firm/Company

201 EAST LAS OLAS BOULEVARD, SUITE 1500

Address

FORT LAUDERDALE, FL 33301

City/State and Zip Code

dworkman@LOCICAPITAL.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

DEBORAH FANICH

954

712-5164

at ()

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$125.00 Filing Fee

☐ \$130.00 Filing Fee &
Certificate of Status

☐ \$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☒ \$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

**ARTICLES OF ORGANIZATION
OF
LC2-NNN PREF, LLC
(a Florida limited liability company)**

The undersigned, in forming a Florida limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes, hereby adopts the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is LC2-NNN Pref, LLC (hereinafter, the "**Company**").

**ARTICLE II
MAILING AND PRINCIPAL ADDRESS**

The mailing address and street address of the principal office of the Company is 270 Clearwater Largo Road North, Suite C, Largo, Florida 33770.

**ARTICLE III
REGISTERED AGENT AND REGISTERED OFFICE**

The name and street address of the Company's registered agent is Corporate Creations Network Inc., 801 US Highway 1, North Palm Beach, Florida 33408 (Palm Beach County).

**ARTICLE IV
MANAGEMENT**

The Company shall be manager-managed. The name and address of the initial manager of the Company is:

Loci Capital Management Co., LLC
270 Clearwater Largo Road North, Suite C
Largo, Florida 33770

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the 14th day of July 2023.

/s/ David Workman
David Workman, Authorized Representative

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ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for LC2-NNN PREF. LLC at the place designed in Article III of the Articles of Organization, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of the position as registered agent as provided for in Chapter 605, F.S.

CORPORATE CREATIONS NETWORK INC.

By: /s/ Jim Perkins

Print Name: Jim Perkins

Title: EVP

Dated: July 13, 2023

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