

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L23000479846  
FILED 8:00 AM  
October 19, 2023  
Sec. Of State  
fjeggleston

**Article I**

The name of the Limited Liability Company is:  
CB DOWNTOWNER, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
515 N FLAGLER DRIVE  
SUITE P300  
WEST PALM BEACH, FL. US 33401

The mailing address of the Limited Liability Company is:  
515 N FLAGLER DRIVE  
SUITE P300  
WEST PALM BEACH, FL. US 33401

**Article III**

The name and Florida street address of the registered agent is:  
RYAN P SPAARGAREN  
515 N FLAGLER DRIVE  
SUITE P300  
WEST PALM BEACH, FL. 33401

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, 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.

Registered Agent Signature: RYAN SPAARGAREN

### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
RYAN P SPAARGAREN  
515 N FLAGLER DRIVE SUITE P300  
WEST PALM BEACH, FL. 33401 US

Title: MGR  
STEPHEN A MURRAY II  
515 N FLAGLER DRIVE SUITE P300  
WEST PALM BEACH, FL. 33401 US

Title: MGR  
TRAVIS C GLEASON  
515 N FLAGLER DRIVE  
WEST PALM BEACH, FL. 33401 US

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### **Article V**

The effective date for this Limited Liability Company shall be:

10/16/2023

Signature of member or an authorized representative

Electronic Signature: RYAN SPAARGAREN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.