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FLORIDA LIMITED LIABILITY CO.  
Quay Properties, LLC

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**ARTICLES OF ORGANIZATION  
OF  
QUAY PROPERTIES, LLC**

The undersigned authorized representative hereby subscribes to these Articles of Organization to form a limited liability company (the "Company"), under the Florida Revised Limited Liability Company Act (Chapter 605, Florida Statutes) and in accordance with F.S. § 605.0201.

1. Name. The name of the Company is:

Quay Properties, LLC

2. Mailing Address and Street Address of Principal Office. The mailing address and the street address of the principal office of the Company is 301 Quay Commons, Unit 802, Sarasota, Florida 34236.

3. Name and Street Address of Initial Registered Agent. The name and street address of the Company's initial registered agent is Cross Street Corporate Services, LLC, 50 Central Avenue, 8<sup>th</sup> Floor, Sarasota, Florida 34236.

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

Marco Capitelli  
1812 Little Raven Street  
Denver, CO 80202

Managers may be appointed or removed in the manner provided in the Operating Agreement of the Company.

5. Existence. In accordance with F.S. § 605.0207, the Company's existence shall begin at the date and time these Articles of Organization are filed, as evidenced by the Department of State's date and time endorsement.

6. Amendment. These Articles of Organization may be amended in the manner provided in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization as of the 30<sup>th</sup> day of OCTOBER 2023 (the "Execution Date").



Marco Capitelli  
Authorized Representative

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## ACKNOWLEDGEMENT OF REGISTERED AGENT

In accordance with F.S. §§ 605.0201(2)(c) and 605.0113, the undersigned is familiar with the obligations imposed on the position of registered agent by the Florida Revised Limited Liability Company Act and hereby accepts appointment as the initial registered agent of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Acknowledgement of Registered Agent as of the Execution Date.

Cross-Street Corporate Services, LLC,  
a Florida limited liability company

By: 

Thomas B. Luzier  
As its Vice President

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