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FLORIDA LIMITED LIABILITY CO.

Cleoâ€™s of Crescent Beach, LLC

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

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**ARTICLES OF ORGANIZATION**  
*of*  
**CLEO'S OF CRESCENT BEACH, LLC**

SECRETARY OF STATE  
TALLAHASSEE, FL

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes, Chapter 605 (the "Act"), hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I**

**NAME**

The name of the limited liability company shall be Cleo's of Crescent Beach, LLC (the "*Company*"). The mailing and street address of the principal office of the Company shall be 233 Rivershore Lane, St. Augustine, Florida 32084.

**ARTICLE II**

**PURPOSES AND POWERS**

The general purpose for which this Company is organized is to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

**ARTICLE III**

**REGISTERED OFFICE AND AGENT**

The name and street address of the registered agent in the State of Florida are FT Corporate Services, LLC, 501 Riverside Avenue, Suite 700, Jacksonville, Florida 32202.

**ARTICLE IV**

**ADMISSION OF MEMBERS**

No additional members shall be admitted to the Company except as permitted under the terms of the Company's operating agreement, which may be amended from time to time, or in the absence of an operating agreement, by the Act.

**ARTICLE V**

**TERMINATION OF EXISTENCE**

The Company shall not be dissolved upon the occurrence of any event that terminates the continued membership of a member in the Company, provided there is at least one remaining member. The Company shall be terminated and dissolved pursuant to the terms of the Company's

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operating agreement, which may be amended from time to time, or in the absence of an operating agreement, by the Act.

## ARTICLE VI

### MANAGER

The Company shall be managed by one or more managers and is, therefore, a manager-managed limited liability company. The managers shall be elected in the manner set forth in the Operating Agreement of the Company. The managers shall hold the offices and have the responsibilities accorded to them by the members as set forth in the Operating Agreement. The name and address of the manager shall be:

Nathan Stuart  
233 Rivershore Lane  
St. Augustine, Florida 32084

Margo Klar  
233 Rivershore Lane  
St. Augustine, Florida 32084

## ARTICLE VII

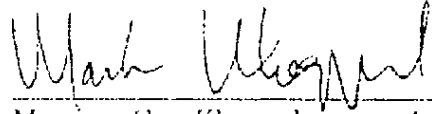
### DURATION AND COMMENCEMENT

The Company shall exist perpetually. The Company's existence shall commence on the date these Articles of Organization are executed, except that if they are not filed by the Department of State of the State of Florida within five (5) business days thereafter, the Company's existence shall commence upon filing by the Department of State.

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IN WITNESS WHEREOF, the undersigned made and subscribed these Articles of Organization for the foregoing use and purpose this 26 day of February, 2024.



Marvin C. Kloeppel, as Authorized Representative

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of the Florida Statutes, Cleo's of Crescent Beach, LLC, a Florida limited liability company (the "*Company*"), submits the following statement in designating the registered office/registered agent of the Company in the State of Florida:

1. The name of the Company is Cleo's of Crescent Beach, LLC.
2. The name and address of the registered agent and office are FT Corporate Services, LLC, 501 Riverside Avenue, Suite 700, Jacksonville, Florida 32202.

**ACKNOWLEDGMENT:**

Having been named as registered agent and to accept service of process for the Company at the place designated in this Certificate, we hereby accept the appointment as registered agent and agree to act in this capacity. We further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and we are familiar with and accept the obligations of my position as registered agent, as provided for in the Florida Revised Limited Liability Company Act.

DATED: This 21<sup>st</sup> day of February, 2024.

FT CORPORATE SERVICES, LLC,  
a Florida limited liability company,  
as Registered Agent

By: Marvin C. Kloepper  
Marvin C. Kloepper, as Authorized  
Representative

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