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FLORIDA LIMITED LIABILITY CO.
SKYWAY PINE COVE, LLC

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
COMMERCIAL SERVICES

2024

**ARTICLES OF ORGANIZATION
OF
SKYWAY PINE COVE, LLC**

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

ARTICLE I - NAME

The name of the limited liability company is Skyway Pine Cove, LLC (the "Company").

ARTICLE II - ADDRESS

The Company's mailing address and the street address of the principal office is 100 3rd Street South, Suite 250, St. Petersburg, FL 33701.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

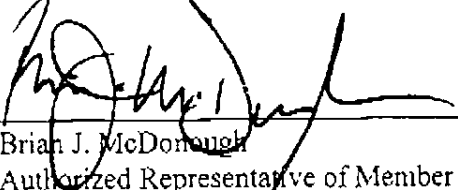
The name and street address of the registered agent and the registered office of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
Brian J. McDonough	150 West Flagler St. Suite 2200 Miami, FL 33130

ARTICLE V - MANAGEMENT

The Company shall be manager-managed. The name and address of the initial manager is: Stephen Morris, 100 3rd Street South, Suite 250, St. Petersburg, FL 33701.

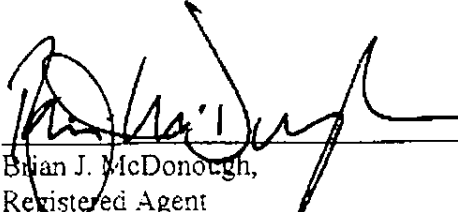
IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 6th day of June 2024.


Brian J. McDonough
Authorized Representative of Member

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Skyway Pine Cove, LLC at the place designated in this certificate, 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 his position as registered agent as provided for in Chapter 605, Florida Statutes.

REGISTERED AGENT:


Brian J. McDonough,
Registered Agent

Dated: June 6, 2024

2024