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REGISTRARS
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FLORIDA LIMITED LIABILITY CO.
Westshore Marina Flats JV, LLC

Certificate of Status	1
Certified Copy	1
Page Count	02
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ARTICLES OF ORGANIZATION
OF
WESTSHORE MARINA FLATS JV, LLC

The undersigned Authorized Representative of the Member hereby executes these Articles of Organization for the purpose of forming a limited liability company (the "Limited Liability Company") in accordance with the laws of the State of Florida.

ARTICLE I.
NAME

The name of the Limited Liability Company shall be Westshore Marina Flats JV, LLC.

ARTICLE II.
DURATION; EFFECTIVE DATE

This Limited Liability Company shall exist perpetually, effective as of the date of filing these Articles of Organization with the Florida Department of State.

ARTICLE III.
MAILING ADDRESS; PRINCIPAL OFFICE

The address of the principal office and the mailing address of the Limited Liability Company shall be 2415 E. Camelback Road, Suite 700, Phoenix, Arizona 85016, and such other places as may be designated by the Manager from time to time.

ARTICLE IV.
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the Limited Liability Company is 400 N. Ashley Drive, Suite 3100, Tampa, Florida 33602, and the name of the registered agent is Johnson Pope Bokor Ruppel & Burns, LLP.

ARTICLE V.
PURPOSE

This Limited Liability Company may engage in any activity or business permitted under the laws of the United States of America and of this State.

ARTICLE VI.
MANAGEMENT

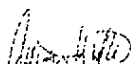
The Limited Liability Company shall be a manager-managed limited liability company. The authority, and limitations on such authority, of the Manager(s) shall be specified in the Operating Agreement of the Limited Liability Company. The initial M-

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of the Limited Liability Company, and the address of said Manager, shall be Christopher Wells, whose mailing address is 2415 E. Camelback Road, Suite 700, Phoenix, Arizona 85016.

The undersigned, being the Authorized Representative of the Member, hereby certifies that the foregoing constitutes the Articles of Organization of Westshore Marina Flats JV, LLC.

EXECUTED by the undersigned on August 6, 2024.



Christopher Wells
Authorized Representative of the Member

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT
ACKNOWLEDGMENT OF REGISTERED AGENT

Pursuant to Section 605.0113 of the Florida Statutes, I agree to act in the capacity of registered agent for Westshore Marina Flats JV, LLC and will comply with the provisions of all statutes relative to the proper and complete performance of my duties. I am familiar with and accept the obligations of Section 605.0113 of the Florida Statutes.

DATED this 7 day of August, 2024.

Johnson Pope Bokor Ruppel & Burns, LLP

By: 

T. Luke Markham, Esq.

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