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PV-RUSKIN 19, LLC

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SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLES OF ORGANIZATION
OF
PV-RUSKIN 19, LLC

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby sets forth the following Articles of Organization (these "Articles"):

ARTICLE I
Name

The name of this Company shall be: PV-RUSKIN 19, LLC.

ARTICLE II
Place of Business

The principal place of business and mailing address of this Company shall be 140 Carillon Parkway, St. Petersburg, Florida 33716, and such other place or places as may be designated by the manager from time to time.

ARTICLE III
Registered Agent and Office

The initial registered agent for this Company shall be Chestnut Business Services, LLC, and the address of the registered agent for service of process shall be 311 Park Place Blvd., Suite 300, Clearwater, Florida 33759.

ARTICLE IV
Management of Business

The Company shall be manager-managed. The initial manager of the company is Charles A. Ernst, Jr., whose mailing address is 140 Carillon Parkway, St. Petersburg, Florida 33716.

The undersigned has executed these Articles of Organization this 29th day of August 2024.



NICHOLAS J. GRIMAUDO
Authorized Representative

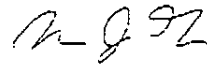
Prepared By:
Nicholas J. Grimaudo, Esquire
Johnson, Pope, Bokor, Ruppel & Burns, LLP
311 Park Place Blvd., Suite 300
Clearwater, Florida 33759
(727) 461-1818

CERTIFICATE OF DESIGNATION
AND ACCEPTANCE OF REGISTERED AGENT

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Company at 311 Park Place Blvd., Suite 300, Clearwater, Florida 33759, hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties hereunder.

Dated this 29th day of August 2024.

CHESTNUT BUSINESS SERVICES, LLC,
a Florida limited liability company



By: _____

Nicholas J. Grimaudo, VP

2024.08.29 15:54