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**FLORIDA LIMITED LIABILITY CO.
 FLORIDA INNOVATION CAPITAL REAL ESTATE, LLC**

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**ARTICLES OF ORGANIZATION
OF
FLORIDA INNOVATION CAPITAL REAL ESTATE, LLC**

These Articles of Organization are submitted for the purpose of forming a limited liability company pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as the same may from time to time be amended, superseded, or replaced (the "Act").

ARTICLE I – NAME

The name of this limited liability company (the "Company") is **FLORIDA INNOVATION CAPITAL REAL ESTATE, LLC**.

ARTICLE II – ADDRESS

The initial address of the principal office and the mailing address of the Company is 1151 Brookwood Rd., Jacksonville, Florida 32207.

ARTICLE III – INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Company is 7901 4th Street North, STE 300, St. Petersburg, Florida 33702, and the name of its initial registered agent at such address is Northwest Registered Agent, LLC.

ARTICLE IV – MANAGEMENT OF THE COMPANY

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The initial manager of the Company is Michael Munz.

ARTICLE V – LIMITED LIABILITY

Except as otherwise expressly provided by the Act, no member, manager, officer, agent, or employee of the Company shall be personally liable for the debts, obligations, or liabilities of the Company, whether arising in contract, tort or otherwise, or for the acts or omissions of any other member, manager, officer, agent, or employee of the Company.

IN WITNESS WHEREOF, the undersigned, being an authorized representative of the members of the Company, has executed these Articles of Organization effective as of the 26th day of September, 2024. In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

DocuSigned by:



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Michael Munz, Authorized Representative

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

Pursuant to the provisions of Section 605.0113, Florida Statutes, the below named limited liability company, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida:

1. The name of the limited liability company is:
Florida Innovation Capital Real Estate, LLC
2. The name and address of the registered agent and office is:
Northwest Registered Agent, LLC
7901 4th Street North STE 300
St. Petersburg, FL 33702

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED LIMITED LIABILITY COMPANY AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Dated: September 26, 2024

Signature of Registered Agent

Northwest Registered Agent, LLC



Taylor Neman – Assistant Secretary

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