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Division of Corporations

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Email Address:

FLORIDA LIMITED LIABILITY CO.
123 MAGNOLIA STREET LLC

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**ARTICLES OF ORGANIZATION
OF
123 MAGNOLIA STREET LLC**

Pursuant to the Florida Limited Liability Company Act, Section 605.0201, Florida Statutes, as amended from time to time (the "Act"), the following are adopted as the Articles of Organization of the limited liability company organized hereby:

**ARTICLE I
NAME**

The name of this limited liability company (the "Company") shall be 123 MAGNOLIA STREET LLC.

**ARTICLE II
ADDRESS**

The mailing address and the street address of this Company shall be 1855 Mayport Road, Atlantic Beach, Florida 32233.

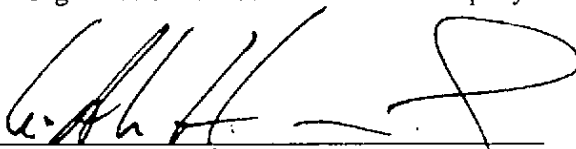
**ARTICLE III
MANAGER**

The sole manager of the Company is Brette Petway Real Estate, LLC.

**ARTICLE IV
REGISTERED AGENT**

The initial registered office of this Company shall be 14 East Bay Street, Jacksonville, Florida 32202, and its initial registered agent at such office shall be MH Corporate Services, Inc.

IN WITNESS WHEREOF, the undersigned, as an authorized representative for a member of this Company, has executed these Articles of Organization on behalf of this Company in accordance with Section 605.0203 of the Act.


G. Alan Howard, Authorized Representative

Dated: October 24, 2024

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**CERTIFICATE DESIGNATING REGISTERED OFFICE AND REGISTERED
AGENT FOR THE SERVICE OF PROCESS WITHIN FLORIDA**

In compliance with Chapter 605, Florida Statutes, as amended from time to time (the "Act"), the following is submitted:

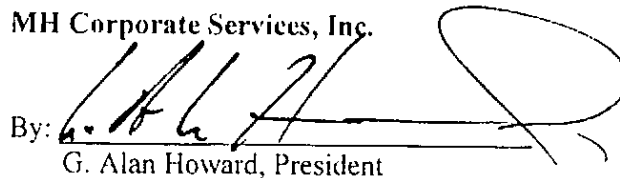
123 Magnolia Street LLC, desiring to organize or qualify under the laws of the State of Florida as a limited liability company pursuant to the Act, hereby designates MH Corporate Services, Inc. as its registered agent to accept service of process within the State of Florida and the address of its registered office shall be 14 East Bay Street, Jacksonville, Florida 32202.

123 MAGNOLIA STREET LLC

G. Alan Howard, Authorized Representative

Dated: October 24, 2024

Having been named as registered agent to accept service of process for the above stated limited liability company, at the place designated in this certificate, we hereby agree to 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.

DATED this 24th day of October, 2024.**MH Corporate Services, Inc.**

By:

G. Alan Howard, President

FILED