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FLORIDA LIMITED LIABILITY CO.
Ashland 10, LLC

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**ARTICLES OF ORGANIZATION
OF
ASHLAND 10, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 605, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I

NAME

The name of the limited liability company shall be ASHLAND 10, LLC (the "Company").

ARTICLE II

ADDRESS

The mailing address of the Company shall be:

P.O. Box 12684
Pensacola, FL 32591

The street address of the Company shall be:

704 Peakes Point Drive
Gulf Breeze, FL 32561

ARTICLE III

REGISTERED OFFICE AND AGENT

The name and address of the registered agent of the Company in the State of Florida is:

Matthew C. Hoffman
151 West Main Street, Suite 200
Pensacola, FL 32502

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**ARTICLE IV
MANAGEMENT**

The name and address of each person authorized to manage and control the Company in accordance with an operating agreement adopted by the members for the management of the business and affairs of the Company:

Manager (MGR)	Nine Mile Road Properties of Pensacola, LLC 704 Peakes Point Drive Gulf Breeze, FL 32561
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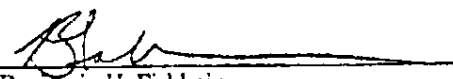
Manager (MGR)	7 Keys Realty, LLC 3225 McLeod Drive, Suite 100 Las Vegas, NV 89121
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The operating agreement of the Company contains additional provisions for the regulation and management of the affairs of the Company, including without limitation the scope of authority of the managers to act on behalf of the Company, not inconsistent with law or these Articles of Organization.

**ARTICLE V
EFFECTIVE DATE**

These Articles of Organization shall become effective on January 8th, 2025.

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization on this 8th day of January, 2025.


Benjamin H. Fishbein
Organizer

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Articles of Organization – ASHLAND 10, LLC

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ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the Articles of Organization of ASHLAND 10, LLC, as the Registered Agent of this Limited Liability Company, hereby consents to accept service of process for the above-stated company at the place designated in the Articles of Organization, and accepts the appointment as Registered Agent and agree 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 its duties, and is familiar with and accepts the obligations of the position as Registered Agent.

Dated this 8th day of January, 2025.


Matthew C. Hoffman

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