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Sunshine State Corporate Compliance Company

3458 Lakeshore Drive Tallahassee, Florida 32312

(850) 656-4724

DATE 5/18/2022

****WALK IN****

ENTITY NAME CAGAN CROSSINGS INVESTMENTS MANAGER NO. 6, INC.

DOCUMENT NUMBER _____

****PLEASE FILE THE ATTACHED AND RETURN****

XXXXXXXXXX

Plain Copy

Certified Copy

Certificate of Status

****PLEASE OBTAIN THE FOLLOWING FOR THE ABOVE ENTITY****

Certified Copy of Arts & Amendments

Certified Copy of Arts & Amendments Complete File (Including Annual Reports)

Certificate of Status

Certificate of Status Reflecting: _____

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****APOSTILLE / NOTARIAL CERTIFICATION****

COUNTRY OF DESTINATION _____

NUMBER OF CERTIFICATES REQUESTED _____

TOTAL OWED \$ 78.75

ACCOUNT # 120160000072

Wm. J. W.

Please call Tina at the above number for any issues or concerns. Thank you so much!

ARTICLES OF INCORPORATION
OF
CAGAN CROSSINGS INVESTMENTS MANAGER NO. 6, INC.

ARTICLE I - NAME

The name of this corporation is Cagan Crossings Investments Manager No. 6, Inc.

ARTICLE II - DURATION

This corporation shall have perpetual existence.

ARTICLE III - PURPOSE

The corporation's business and purposes shall consist solely of acting as the Manager of Cagan Crossings Outparcels Unit Four, LLC, a Florida limited liability company (the "LLC") with the sole business of the LLC, in turn, consisting of the development, construction, ownership, operating, leasing, management, financing and possible future sale or disposition of the real estate project known as "Cagan Commons" located in Lake County, Florida (the "Property") and such activities as are necessary, incidental or appropriate in connection therewith.

ARTICLE IV - TITLE TO CORPORATION PROPERTY

All property owned by this corporation shall be owned by this corporation as an entity; and, insofar as is permitted by the applicable law, no shareholder shall have any ownership interest in any corporation property in its individual name or right, and each shareholder's interest in the corporation shall be its personal property for all purposes.

ARTICLE V - SEPARATENESS AND OPERATIONS MATTERS

This corporation shall conduct its business and operations in accordance with the following provisions:

- (a) maintain its books and records and bank accounts separate from those of any other persons or entity if required to do so by good accounting practices;
- (b) maintain its assets in such a manner that it is not costly or difficult to segregate, identify or ascertain such assets;
- (c) hold regular meetings, as appropriate, to conduct the business of this corporation, and observe all customary organizational and operational formalities;

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- (d) hold itself out to creditors and the public as a legal entity separate and distinct from any other person or entity;
- (e) prepare separate tax returns and financial statements, or if part of a consolidated group, then insure it will be shown as a separate member of such group in such returns and statements;
- (f) allocate and charge fairly and reasonably all common employee or overhead shared with any affiliates;
- (g) transact all business with affiliates on an arm's-length basis and pursuant to enforceable agreements;
- (h) conduct business in its own name, and use separate stationery, invoices and checks for such purposes;
- (i) not commingle its assets or funds with those of any other person or entity;
- (j) not assume, guarantee or pay the debts or obligations of any other person or entity;
- (k) correct any known misunderstanding as to its separate identity;
- (l) not permit any affiliate to guarantee or pay its obligations; and
- (m) not make loans or advances to any other person or entity except in the normal course of business.

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ARTICLE VI - PRINCIPAL OFFICE AND MAILING ADDRESS

The initial address of the principal office of this corporation is 16554 Cagan Crossings Boulevard, Suite 4, Clermont, Florida 34714, and the mailing address of this corporation is 16554 Cagan Crossings Boulevard, Suite 4, Clermont, Florida 34714.

ARTICLE VII - CAPITAL STOCK

This corporation is authorized to issue 100 shares of Five Dollars (\$5.00) par value common stock, which shall be designated "Common Shares".

ARTICLE VIII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 2215 River Boulevard, Jacksonville, Florida 32204; and the name of the initial registered agent of this corporation at that address is Alexandra L. Deas.

ARTICLE IX - INITIAL BOARD OF DIRECTORS

This corporation shall have one director initially. The number of directors may be either increased or diminished from time to time by the By-Laws, but shall never be less than one. The name and address of the initial director of this corporation is:

| <u>NAME</u> | <u>ADDRESS</u> |
|---------------|---|
| Jeffrey Cagan | 16554 Cagan Crossings Boulevard, Suite 4 Clermont, Florida 34714 |

ARTICLE X - INCORPORATOR

The name and address of the person signing these Articles of Incorporation as incorporator is:

| <u>NAME</u> | <u>ADDRESS</u> |
|-------------------|---|
| Alexandra L. Deas | 2215 River Boulevard Jacksonville, Florida 32204 |

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ARTICLE XI - BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board of Directors.

ARTICLE XII - OFFICERS

This corporation shall have a President, a Vice-President, and a Treasurer. It may have one or more Assistant Secretaries, Assistant Treasurers, Vice-Presidents and Assistant Vice-Presidents. For the purpose of allowing two offices to be held by one and the same person, any offices of this corporation may be combined, except the offices of President and Secretary or Assistant Secretary.

ARTICLE XIII - ANNUAL MEETING

The annual meeting of this corporation shall be held on such date of each year as may be provided for in the By-Laws hereafter to be adopted.

ARTICLE XIV - ELECTIONS

The Board of Directors shall be elected by the shareholders at the annual meeting. All other officers of the corporation shall be elected annually by the Board of Directors. If for any reason annual elections shall not be held, those holding offices shall continue in such office until their successors are elected and qualified.


ARTICLE XV - EFFECTIVE DATE

This corporation shall be effective when the Articles of Incorporation are filed with the Secretary of State.

ARTICLE XVI - AMENDMENT

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto in the manner provided by law, and any right conferred upon the shareholders is subject to this reservation.

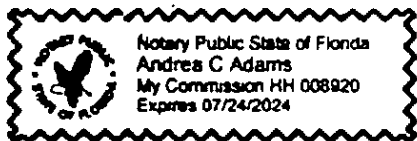
IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 16 day of May, 2022.

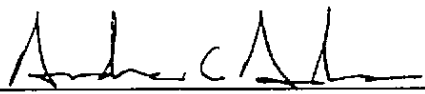

Alexandra L. Deas, Incorporator

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME, a notary public authorized to take acknowledgments in the state and county set forth above, personally appeared Alexandra L. Deas, known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and she acknowledged before me that she executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the state and county aforesaid, this 16 day of May, 2022.




Notary Public, State and County aforesaid.
My Commission Expires: 7/24/2024

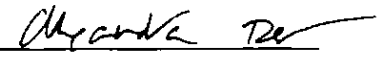
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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act: That Cagan Crossings Investments Manager No. 6, Inc. desiring to organize under the laws of the State of Florida, with its initial registered office, as indicated in the Articles of Incorporation at the City of Jacksonville, County of Duval, State of Florida, has named Alexandra L. Deas, located at 2215 River Boulevard, Jacksonville, Florida 32204, as its Agent to accept service of process within this state.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity and further agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office.



Alexandra L. Deas
Registered Agent

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