

1/14/2021

Division of Corporations

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Florida Department of State
Division of Corporations
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To: Division of Corporations
Fax Number : (850)617-6381

From: Account Name : THOMAS A. MOSELEY, CHARTERED
Account Number : 110300003726
Phone : (941)747-8185
Fax Number : (941)744-0968

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

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FLORIDA LIMITED LIABILITY CO.
103 Nautilus Associates, LLC

Certificate of Status	0
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Page Count	01
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**ARTICLES OF ORGANIZATION
OF
103 NAUTILUS ASSOCIATES, LLC**

1. **NAME.** The name of this Limited Liability Company (the "Company") is 103 Nautilus Associates, LLC.

2. **PURPOSE.** The purpose for which the Company is organized is:

The transaction of any and all lawful business for which a limited liability company may be organized under the laws of the State of Florida.

3. **DURATION.** The Company shall terminate on December 31, 2071 (The Company's existence shall be perpetual), unless dissolved sooner in accordance with these Articles of Organization, and its existence shall commence on the date of the execution and acknowledgment of these Articles of Organization.

4. **INITIAL REGISTERED OFFICE AND AGENT.** The street address of the initial registered office of the Company is 1724 Manatee Avenue West, Bradenton, Florida 34205, and the name of the initial registered agent of the Company at that address is THOMAS A. MOSELEY. The principal business address of the Company is 280 Glendale Road, Scarsdale, New York, 10583.

5. **MANAGERS.** The Company shall be managed by three managers, initially. The number of managers may be increased or diminished from time to time, by the members, but shall never be less than one. The managers shall be elected annually in accordance with regulations adopted by the members for the management of the Company.

6. **INITIAL MANAGER.** The name and street address of each initial manager who shall hold office until the first annual members' meeting or until a successor has been elected and qualified are:

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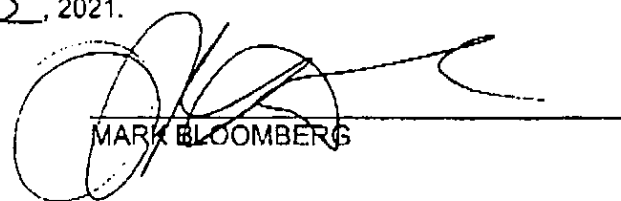
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<u>Name</u>	<u>Address</u>
MARK BLOOMBERG	280 Glendale Road Scarsdale, New York 10583
SUSAN WOLLNER	25 Dykeman Road Delmar, New York 12054
CAROL SPINALE	17 Eagle Street West Roxbury, Massachusetts 02132

7. ADMISSION OF NEW MEMBERS. No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and upon such terms and conditions as determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business affairs of the Company or become a member unless all the other members of the Company, other than the member proposing to dispose of his or her interest, approve of the proposed transfer by unanimous written consent.

8. TERMINATION OF EXISTENCE. The Company shall be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of a majority of the remaining members.

IN WITNESS WHEREOF, the undersigned organizer has executed these Articles of Organization on January 20, 2021.



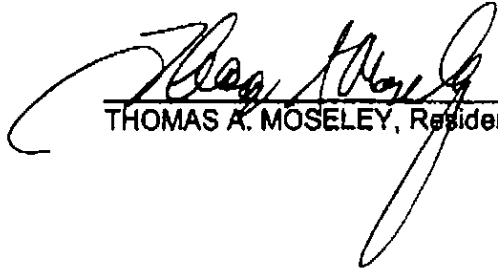
 MARK BLOOMBERG

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ACCEPTANCE OF DESIGNATION OF RESIDENT AGENT

I hereby accept the designation as resident agent of the above Company and agree to comply with the provisions of Fla. Stat. §48.091 relative to keeping open a location for the service of process.



THOMAS A. MOSELEY, Resident Agent

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