

L21 000 102 879

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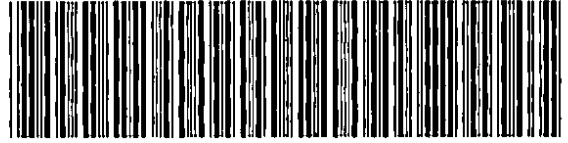
(Business Entity Name)

(Document Number)

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- CERTIFIED COPY** \_\_\_\_\_
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1. **LC - Heights JV, LLC**  
(CORPORATE NAME AND DOCUMENT #) \_\_\_\_\_
2. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #) \_\_\_\_\_
3. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #) \_\_\_\_\_
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5. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #) \_\_\_\_\_
6. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #) \_\_\_\_\_

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**SPECIAL INSTRUCTIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ARTICLES OF ORGANIZATION OF  
LC – HEIGHTS JV, LLC**

The undersigned, acting as the authorized representative of the member of LC – HEIGHTS JV, LLC (the “Company”), does hereby certify that said member has formed the Company to be a limited liability company under the laws of the State of Florida and under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as amended (the “Act”), and, pursuant to the Act, hereby sets forth the following Articles of Organization:

**ARTICLE I: NAME**

The name of the Company shall be LC – HEIGHTS JV, LLC.

**ARTICLE II: ADDRESS AND PLACE OF BUSINESS**

The initial address of the principal office and the mailing address of the Company shall be 270 Clearwater Largo Rd. N., Suite C, Largo, Florida 33770.

**ARTICLE III: DURATION AND PURPOSE**

The period of duration of the Company shall be perpetual. The Company is formed for the purpose of conducting and undertaking, and shall have the power to conduct and undertake, any and all activities and actions authorized under the Act.

**ARTICLE IV: MANAGEMENT**

The Company shall be manager-managed and all powers of the Company shall be exercised by or under the authority of the manager except as otherwise provided in the operating agreement of the Company.

**ARTICLE V: REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the Company’s initial registered office in Florida is 490 1<sup>st</sup> Ave. S., Suite 700, St. Petersburg, Florida 33701, and the name of its initial registered agent is Chestnut Business Services, LLC. The Company may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Section 605.0113 of the Act.

[Signature Page Follows]

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IN WITNESS WHEREOF, the undersigned is an authorized representative and has executed these Articles of Organization effective for all purposes as of the 10th day of March, 2021.



MICHAEL J. PHILLIPS.  
Authorized Representative of the Member

**ACCEPTANCE BY REGISTERED AGENT**

Having been appointed the registered agent of LC – HEIGHTS JV, LLC, the undersigned accepts such an appointment, agrees to act in such capacity and accepts the obligations imposed by Section 605.0113 of the Act.

**EXECUTED** this March 10th, 2021.

CHESTNUT BUSINESS SERVICES, LLC,  
a Florida limited liability company

By: 

William C. Conroy,  
Vice President

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