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Division of Corporations

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FLORIDA LIMITED LIABILITY CO.

899 Mystic Harbor, LLC

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**ARTICLES OF ORGANIZATION
OF
899 MYSTIC HARBOR, LLC**

The undersigned, for the purpose of forming a limited liability company for profit under the laws of Florida, adopts the following Articles of Organization:

**Article I
Name**

The name of this limited liability company shall be 899 MYSTIC HARBOR, LLC.

**Article II
Principal Office and Mailing Address**

The principal office and mailing address of this limited liability company shall be 3050 Lenox Avenue, Jacksonville, Florida 32254.

**Article III
Initial Registered Agent and Address**

The name and street address of the initial registered agent of this limited liability company are:

Ivan & Daugustinis, PLLC
5150 Belfort Road, Building 200
Jacksonville, Florida 32256

**Article IV
Effective Date; Duration**

The existence of this limited liability company shall commence on the date these Articles are filed with the Florida Department of State. This limited liability company shall terminate on the date set forth in its Operating Agreement.

**Article V
Purposes**

This limited liability company is organized for the purpose of transacting any or all lawful business permitted under the laws of the United States of America and of the State of Florida.

Robert Daugustinis, Esq.
Ivan & Daugustinis, PLLC
5150 Belfort Road, Building 200
Jacksonville, Florida 32256
Telephone: (904) 395-2395
Fla. Bar No.: 0106914

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Article VI
Admission of Additional Members

The members may admit one or more additional members to the limited liability company. Admission of any such additional member shall require the unanimous written consent of all members then having an interest in the limited liability company.

Article VII
Management

This limited liability company shall be managed by one or more managers and is, therefore, a manager-managed company. The managers shall be elected in the manner set forth in the Operating Agreement. The managers shall hold the offices and have the responsibilities accorded to them by the members as set out in the Operating Agreement. The names and street addresses of the initial managers of this limited liability company are:

Catherine Grossholz
3050 Lenox Avenue
Jacksonville, Florida 32254

George Cotto
3050 Lenox Avenue
Jacksonville, Florida 32254

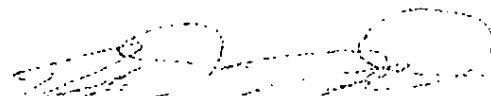
Article VIII
Operating Agreement

The initial Operating Agreement of this limited liability company shall be adopted by the members. The Operating Agreement shall be adopted, altered, amended or repealed from time to time as provided in the Operating Agreement.

Article IX
Amendment

The members, by vote of members holding a majority of the interests in the limited liability company, shall have the right to amend or repeal any provision contained in these Articles of Organization.

IN WITNESS WHEREOF, the undersigned Authorized Representative has executed these Articles of Organization the 8th day of February, 2024.



Robert Daugustinis, Authorized Representative

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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

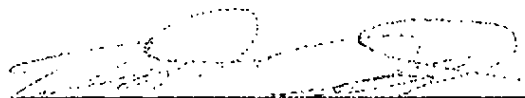
PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THIS LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: 899 MYSTIC HARBOR, LLC.
2. The name and the Florida street address of the registered agent are:

Ivan & Daugustinis, PLLC
5150 Belfort Road, Building 200
Jacksonville, Florida 32256

Having been named as registered agent and to accept service of process for the abovestated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, Florida Statutes.

IVAN & DAUGUSTINIS, PLLC



Robert Daugustinis, its Manager

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