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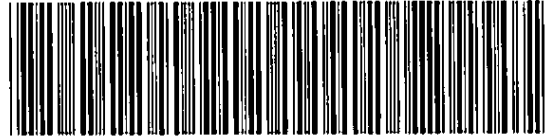
(Business Entity Name)

(Document Number)

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TALLAHASSEE, FLORIDA

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TALLAHASSEE, FL

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**CORPORATE
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INC.**

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236 East 6th Avenue, Tallahassee, Florida 32303
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PICK UP: 01/07/2021

- CERTIFIED COPY _____
- PHOTOCOPY _____
- xx CUS CERTIFICATE OF STATUS
- xx FILING INC

1. ANCHOR MANAGER, INC.
(CORPORATE NAME AND DOCUMENT #)
2. _____
(CORPORATE NAME AND DOCUMENT #)
3. _____
(CORPORATE NAME AND DOCUMENT #)
4. _____
(CORPORATE NAME AND DOCUMENT #)
5. _____
(CORPORATE NAME AND DOCUMENT #)
6. _____
(CORPORATE NAME AND DOCUMENT #)

**SPECIAL
INSTRUCTIONS:**

COVER LETTER

Department of State
New Filing Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Anchor Manager, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

\$70.00 \$78.75
Filing Fee Filing Fee
& Certificate of Status

<input type="checkbox"/> \$78.75 Filing Fee & Certified Copy	<input type="checkbox"/> \$87.50 Filing Fee, Certified Copy & Certificate of Status
ADDITIONAL COPY REQUIRED	

FROM: Kevin A. Denti, Esquire
Name (Printed or typed)

2180 Immokalee Road - Suite #316
Address

Naples, Florida 34110
City, State & Zip

239-260-8111
Daytime Telephone number

kdenti@dentilaw.com
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

FILED

ARTICLES OF INCORPORATION
In compliance with Chapter 607 and/or Chapter 621, F.S. (Profit)

2021 JAN -7 PM 12:44

ARTICLE I NAME

The name of the corporation shall be: Anchor Manager, Inc.

SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLE II PRINCIPAL OFFICE

Principal street address
999 Vanderbilt Beach Road
Suire #701
Naples, Florida 34108

Mailing address, if different is:
999 Vanderbilt Beach Road
Suire #701
Naples, Florida 34108

ARTICLE III PURPOSE

The purpose for which the corporation is organized is: to engage in all lawful businesses
authorized by Florida law.

See Attached Sheet

ARTICLE IV SHARES

The number of shares of stock is: 1,000

ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS

Name and Title: Walter S. Hagenbuckle-President
Address: 999 Vanderbilt Beach Road
Suite #701
Naples, Florida 34108

Name and Title: Walter S. Hagenbuckle-Director
Address: 999 Vanderbilt Beach Road
Suite #701
Naples, Florida 34108

Name and Title: Michael Davis-Vice President
Address: 999 Vanderbilt Beach Road
Suite #701
Naples, Florida 34108

Name and Title: Michael Davis-Director
Address: 999 Vanderbilt Beach Road
Suite #701
Naples, Florida 34108

Name and Title: Susana Davis-Secretary
Address: 999 Vanderbilt Beach Road
Suite #701
Naples, Florida 34108

Name and Title: Susana Davis-Treasurer
Address: 999 Vanderbilt Beach Road
Suite #701
Naples, Florida 34108

Name and Title: Susana Davis-Director Name and Title: _____
Address 999 Vanderbilt Beach Road Address: _____
Suite #701 _____
Naples, Florida 34108 _____

ARTICLE VI REGISTERED AGENT

The **name and Florida street address** (P.O. Box NOT acceptable) of the registered agent is:

Name: Kevin A. Denti, Esquire
Address: 2180 Immokalee Road - Suite #316
Naples, Florida 34110

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2021 JAN -7 PM 12:46
SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLE VII INCORPORATOR

The **name and address** of the Incorporator is:

Name: Kevin A. Denti, Esquire
Address: 2180 Immokalee Road - Suite #316
Naples, Florida 34110

ARTICLE VIII EFFECTIVE DATE:

Effective date, if other than the date of filing: _____ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five days prior or 90 days after the filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

Required Signature/Registered Agent 1/5/21
Date

I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Required Signature/Incorporator 1/5/21
Date

ADDITIONAL SHEET

1. The following provisions shall be added to the end of Article III:

Notwithstanding the foregoing, the Corporation shall be considered a Special Purpose Bankruptcy Remote Entity. For purposes hereof, a "Special Purpose Bankruptcy Remote Entity" means a Corporation which at all times since its formation and at all times thereafter:

- (a) was, is and will be organized solely for the purpose of managing **ANCHOR CENTRE LLC**, a Florida limited liability company ("Company"), which Company owns the Property, and for transacting lawful business that is incident, necessary and appropriate to accomplish the foregoing;
- (b) has not been, is not, and will not be engaged, in any business unrelated to managing the Company;
- (c) has not had, does not have, and will not have, any assets other than those related to the Property;
- (d) has not engaged in, sought or consented to, and will not engage in, seek or consent to, any dissolution, winding up, liquidation, division, consolidation, merger, sale of all or substantially all of its assets (unless such sale will result in the repayment in full of the Indebtedness), transfer of shares, or amendment of its articles of incorporation or by-laws with respect to the matters set forth herein;
- (e) has not, and without the prior unanimous written consent of all of its directors, including the Independent Director, will not, with respect to the Corporation: (A) file a bankruptcy, insolvency or reorganization petition or otherwise institute insolvency proceedings or otherwise seek any relief under any laws relating to the relief from debts or the protection of debtors generally; (B) seek or consent to the appointment of a receiver, liquidator, assignee, trustee, sequestrator, custodian or any similar official for the Corporation or for all or any portion of the Corporation's properties; (C) make any assignment for the benefit of the Corporation's creditors; or (D) take any action that might cause the Corporation to become insolvent;
- (f) has been, is and intends to remain solvent and has paid and shall pay its debts and liabilities from its then available assets (including a fairly allocated portion of any personnel and overhead expenses that it shares with any Affiliate) from its assets as the same shall become due, and has maintained and shall maintain adequate capital for the normal obligations reasonably foreseeable in a business of its size and character and in light of its contemplated business operations (provided, however, the foregoing shall not require any shareholder of the Corporation to make additional capital contributions to the Corporation);

- (g) has not failed, and will not fail, to correct any known misunderstanding regarding the separate identity of the Corporation and has not and shall not identify itself as a division of any other Person;
- (h) has maintained and will maintain its accounts, books and records separate from any other Person and has filed and will file its own tax returns, except to the extent that it has been or is required to file consolidated tax returns by law or is treated as a disregarded entity and is not required to file a particular tax return;
- (i) has maintained and will maintain its own records, books, resolutions and agreements;
- (j) other than as provided in the Cash Management Agreement: (i) has not commingled, and will not commingle, its funds or assets with those of any other Person; and (ii) has not participated and will not participate in any cash management system with any other Person;
- (k) has held and will hold its assets in its own name;
- (l) has conducted and shall conduct its business in its name or in a name franchised or licensed to it by an entity other than an Affiliate, except for business conducted on behalf of itself by another Person under a business management services agreement that is on commercially reasonable terms, so long as the manager, or equivalent thereof, under such business management services agreement holds itself out as an agent of the Corporation;
- (m) has maintained and will maintain its books, bank accounts, balance sheets, financial statements, accounting records and other entity documents separate from any other Person and has not permitted, and will not permit, its assets to be listed as assets on the financial statement of any other entity except as required by GAAP; provided, however, that appropriate notation shall be made on any such consolidated statements to indicate its separateness from such Affiliate and to indicate that its assets and credit are not available to satisfy the debt and other obligations of such Affiliate or any other Person and such assets shall be listed on its own separate balance sheet;
- (n) has paid and will pay its own liabilities and expenses, including the salaries of its own employees, out of its own funds and assets, and has maintained and will maintain a sufficient number of employees in light of its contemplated business operations (provided, however, the foregoing shall not require any shareholder of the Corporation to make additional capital contributions to the Company);
- (o) has observed and will observe all corporate formalities;
- (p) has had no and will have no indebtedness (including loans, whether or not such loans are evidenced by a written agreement) other than unsecured trade and operational debt incurred in the ordinary course of business relating to the management of the Company, in amounts not to exceed one percent (1%) of the

original principal amount of the Indebtedness, in the aggregate, which liabilities are not more than sixty (60) days past the date incurred, are not evidenced by a note and are paid when due, and which amounts are normal and reasonable under the circumstances; and (iii) such other liabilities that are expressly permitted pursuant hereto;

- (q) has not assumed or guaranteed or become obligated for, and will not assume or guarantee or become obligated for, the debts of any other Person and has not held out and will not hold out its credit as being available to satisfy the obligations of any other Person except as permitted or required pursuant hereto;
- (r) has not acquired and will not acquire obligations or securities of its shareholders or any Affiliate;
- (s) has allocated and will allocate, fairly and reasonably, any overhead expenses that are shared with any Affiliate, including, but not limited to, paying for shared office space and services performed by any employee of an Affiliate;
- (t) has maintained and used, now maintains and uses, and will maintain and use, separate stationery, invoices and checks bearing its name, which stationery, invoices and checks utilized by the Corporation or utilized to collect its funds or pay its expenses have borne, and shall bear its own name and have not borne and shall not bear the name of any other entity unless such entity is clearly designated as being the Corporation's agent;
- (u) except pursuant to the Loan Documents, has not pledged and will not pledge its assets for the benefit of any other Person;
- (v) has held itself out and identified itself, and will hold itself out and identify itself, as a separate and distinct entity under its own name or in a name franchised or licensed to it by an entity other than an Affiliate and not as a division or part of any other Person, except for services rendered under a business management services agreement with an Affiliate that complies with the terms contained in subparagraph (w) hereof, so long as the manager, or equivalent thereof, under such business management services agreement holds itself out as an agent of the Corporation;
- (w) has maintained and will maintain its assets in such a manner that it will not be costly or difficult to segregate, ascertain or identify its individual assets from those of any other Person;
- (x) has not made and will not make loans to any Person or hold evidence of indebtedness issued by any other Person (other than cash and investment-grade securities issued by an entity that is not an Affiliate of or subject to common ownership with the Corporation);

- (y) has not identified and will not identify its shareholders or any Affiliate as a division or part of the Company, and has not identified itself, and shall not identify itself, as a division of any other Person;
- (z) has not entered into or been a party to, and will not enter into or be a party to, any transaction with its shareholders or any Affiliates except: (i) in the ordinary course of its business and on terms which are intrinsically fair, commercially reasonable and are no less favorable to it than would be obtained in a comparable arm's-length transaction with an unrelated third party; and (ii) in connection herewith;
- (aa) other than capital contributions and distributions permitted under the terms hereof, has not entered into or been a party to, and shall not enter into or be a party to, any transaction with any of its shareholders or any Affiliates except in the ordinary course of its business and on terms which are commercially reasonable terms comparable to those of an arm's-length transaction with an unrelated third party;
- (bb) has not had and shall not have any obligation to, and has not indemnified and shall not indemnify its shareholders unless such an obligation or indemnification is fully subordinated to the Indebtedness and shall not constitute a claim against it in the event that its cash flow is insufficient to pay the Indebtedness;
- (cc) does not and will not have any of its obligations guaranteed by any Affiliate except as provided in the Loan Documents;
- (dd) has complied and will comply with all of the terms and provisions contained herein and cause statements of facts contained herein to be and to remain true and correct; and
- (ee) has not permitted and shall not permit any Affiliate or constituent party independent access to its bank accounts except as permitted under the Loan Documents.

All capitalized terms used in this Section not otherwise defined shall have the meaning set forth in the Loan Agreement as defined herein. In the event of any conflict between capitalized terms used in this Section and the Loan Agreement, the Loan Agreement shall control.

2. The following provisions shall be added as new Article IX:

- (i) Lender is an intended third-party beneficiary of these Articles of Incorporation and specifically the "special purpose" provisions contained herein; and

- (ii) Until the Debt is paid in full, these Articles of Incorporation shall not be amended without the prior written consent of Lender.

3. The following provisions shall be added as new Article X:

- (i) The Corporation will at all times have at least one (1) Independent Director. The Independent Director may not be removed or replaced without Cause and unless such entity provides Lender with not less than three (3) Business Days' prior written notice of: (a) any proposed removal of the Independent Director, together with a statement as to the reasons for such removal; and (b) the identity of the proposed replacement Independent Director, together with a certification that such replacement satisfies the requirements set forth in these Articles of Incorporation.
- (ii) All right, power, and authority of the Independent Director shall be limited to the extent necessary to exercise those rights and perform those duties specifically set forth in Article III, Subsection (e) above, and the Independent Director shall otherwise have no authority to bind the Corporation. The Independent Director will not be personally liable to the Corporation, its stockholders, or any other person for monetary damages to the fullest extent provided by Florida law. If Florida law is amended after the date of the filing hereof to authorize corporate action further eliminating or limiting the personal liability of the Independent Director, then the liability of an Independent Director of the Corporation will be eliminated or limited to the fullest extent permitted by the Florida law, as so amended. No repeal or modification of this By-Law will apply to or have any effect on the liability or alleged liability of any Independent Director of the Corporation for or with respect to any acts or omissions of such Independent Director occurring prior to such repeal or modification. The Corporation shall indemnify any officer, director (including the Independent Director), and any former officer or director (including the Independent Director) to the fullest extent permitted by Florida law.

4. The following provisions shall be added as new Article XI:

Capitalized terms not otherwise defined in these Articles of Incorporation shall have the meanings as defined in the Loan Agreement.

- (i) "Cause" shall mean, with respect to an Independent Director: (i) acts or omissions by such Independent Director that constitute willful disregard of, or gross negligence with respect to, such Independent Director's duties; (ii) such Independent Director has engaged in, has been charged with, or has been indicted or convicted for any crime or crimes of fraud or other acts constituting a crime under any law applicable to such Independent Director; (iii) such Independent Director has breached its fiduciary duties of loyalty and care as and to the extent of such duties in accordance with the terms of the Corporation's organizational

documents; (iv) there is a material increase in the fees charged by such Independent Director or a material change to such Independent Director's terms of service; (v) such Independent Director is unable to perform his or her duties as Independent Director due to death, disability or incapacity; or (vi) such Person no longer meets the criteria provided in the definition of Independent Director.

- (ii) "Independent Director" means a natural person selected by the Corporation: (a) with prior experience as an independent director, independent manager or independent member; (b) with at least three (3) years of employment experience; (c) who is provided by a Nationally Recognized Service Company (defined below); and (d) who is duly appointed as an Independent Director and is not, will not be while serving as Independent Director, and shall not have been at any time during the preceding five (5) years, any of the following:
- a. a stockholder, director (other than as an Independent Director), officer, employee, partner, member, manager, attorney or counsel of the Corporation, any Person that, directly or indirectly, is in Control of, is Controlled by, or is under common Control with, the Corporation ("Affiliate"), or is a director or officer of such Person or of an Affiliate of such Person, or any direct or indirect parent of the Corporation;
 - b. a customer, supplier or other Person who derives any of its purchases or revenues from its activities with the Corporation or any Affiliate of the Corporation;
 - c. a Person or other entity Controlling or under Common Control with any such stockholder, director, officer, employee, partner, member, manager, customer, supplier or other Person; or
 - d. a member of the immediate family of any such stockholder, director, officer, employee, partner, member, manager, customer, supplier or other Person.

A natural person who otherwise satisfies the foregoing definition and satisfies subparagraph (a) by reason of being the Independent Director of a "special purpose entity" affiliated with the Corporation shall be qualified to serve as an Independent Director of the Corporation, provided that the fees that such individual earns from serving as Independent Director of affiliates of the Corporation in any given year constitute in the aggregate less than five percent (5%) of such individual's annual income for that year.

A natural person who satisfies the foregoing definition other than clause (b) shall not be disqualified from serving as an Independent Director of the Corporation if such individual is an independent director, independent manager or special manager provided by a Nationally Recognized Service Company that provides professional independent directors, independent managers and special managers and also provides other corporate services in the ordinary course of its business.

- (iii) "Lender" shall mean **CLNC CREDIT 8, LLC**, a Delaware limited liability company, together with its affiliates, successors and assigns.
- (iv) "Loan Agreement" shall mean that certain Loan Agreement between Lender and the Company.
- (v) "Nationally Recognized Service Company" means any of CI Corporation, Corporation Service Company, National Registered Agents, Inc., Wilmington Trust Company, or such other nationally recognized company that provides independent director, independent manager or independent member services and that is satisfactory to Lender in its reasonable discretion, in each case that is not an Affiliate of the Corporation and that provides professional independent directors and other corporate services in the ordinary course of its business.