

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

**L25000144254  
FILED 8:00 AM  
March 25, 2025  
Sec. Of State  
vherring**

**Article I**

The name of the Limited Liability Company is:  
244 ST. AUGUSTINE REALTY, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
109 FITZROY DRIVE, #303  
HINGHAM, MA. 02043

The mailing address of the Limited Liability Company is:  
109 FITZROY DRIVE, #303  
HINGHAM, MA. 02043

**Article III**

The name and Florida street address of the registered agent is:  
C T CORPORATION SYSTEM  
1200 S PINE ISLAND RD #250  
PLANTATION, FL. 33324

Having been named as registered agent and to accept service of process for the above stated 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.

Registered Agent Signature: ERIC MCCONAHAY, ASST SECRETARY

## **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
ANNE REILLY  
109 FITZROY DRIVE, #303  
HINGHAM, MA. 02043

Title: MGR  
CORY DIONNE  
109 FITZROY DRIVE, #303  
HINGHAM, MA. 02043

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Signature of member or an authorized representative

Electronic Signature: ANNE REILLY

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.