

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

L19000192278  
FILED 8:00 AM  
July 26, 2019  
Sec. Of State  
vherring

**Article I**

The name of the Limited Liability Company is:

104 ST. ANDREWS LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

1011 BEATRICE DRIVE  
ORLANDO, FL. 32810

The mailing address of the Limited Liability Company is:

1011 BEATRICE DRIVE  
ORLANDO, FL. 32810

**Article III**

Other provisions, if any:

THE PURPOSE OF THE LLC IS TO HOLD TITLE AND TO MANAGE THE  
REAL PROPERTY LOCATED AT 200 ST. ANDREWS BLVD., WINTER  
PARK, FL.

**Article IV**

The name and Florida street address of the registered agent is:

WAYNE TESENIAR  
1011 BEATRICE DRIVE  
ORLANDO, FL. 32810

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: WAYNE A TESENIAR

### **Article V**

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

Title: MGR  
WAYNE A TESENIAR  
1011 BEATRICE DRIVE  
ORLANDO, FL. 32810

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### **Article VI**

The effective date for this Limited Liability Company shall be:

08/01/2019

Signature of member or an authorized representative

Electronic Signature: WAYNE A. TESENIAR

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.