

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

L22000351185  
FILED 8:00 AM  
August 11, 2022  
Sec. Of State  
kbrumbley

**Article I**

The name of the Limited Liability Company is:  
SPIEKEASY PROPERTIES, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
801 SW 20TH STREET  
BOCA RATON, FL. US 33432

The mailing address of the Limited Liability Company is:  
801 SW 20TH STREET  
BOCA RATON, FL. US 33432

**Article III**

Other provisions, if any:

THIS COMPANY IS A MANAGER MANAGED COMPANY PURSUANT TO FS  
605.0407

**Article IV**

The name and Florida street address of the registered agent is:  
DAVID R. ROY, P.A.  
4209 N. FEDERAL HWY  
POMPANO BEACH, FL. 33064

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: DAVID R. ROY

## Article V

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

Title: MGR  
CHRISTIAN D SPIEKER  
801 SW 20TH STREET  
BOCA RATON, FL. 33432 US

Title: MGR  
NICOLE COCO R SPIEKER  
801 SW 20TH STREET  
BOCA RATON, FL. 33432 US

L22000351185  
FILED 8:00 AM  
August 11, 2022  
Sec. Of State  
kbrumbley

## Article VI

The effective date for this Limited Liability Company shall be:

09/10/2022

Signature of member or an authorized representative

Electronic Signature: NICOLE COCO RENEE SPIEKER

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.