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Email Address: gregg.ickes@foundrycommercial.com

**FLORIDA LIMITED LIABILITY CO.**  
**1700 Weber Street, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
1700 WEBER STREET, LLC**

The undersigned hereby executes these Articles of Organization for the purpose of forming a limited liability company in accordance with the laws of the State of Florida.

**ARTICLE I**

**Name**

The name of this limited liability company (the "Company") shall be:

**1700 Weber Street, LLC**

**ARTICLE II**

**Principal Office and Mailing Address**

The address of the principal office and mailing address of the Company shall be:

601 Gatlin Avenue  
Orlando, FL 32806-6915

**ARTICLE III**

**Registered Office and Registered Agent**

The initial registered office of the Company shall be located at 601 Gatlin Avenue, Orlando, FL 32806-6915, and the initial registered agent of the Company at such office shall be Gregory S. Ickes. The Company shall have the right to change such registered office and such registered agent from time to time, as provided by law.

**ARTICLE IV**

**Management**

The Company shall be managed by one or more managers and is, therefore, a manager-managed limited liability company. The authority and duties of the Manager shall be as set forth in the Operating Agreement of the Company; and any successor or replacement managers shall be as set forth in the Operating Agreement of the Limited Liability Company.

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STATE OF FLORIDA  
CLERK OF THE CIRCUIT COURT

## ARTICLE V

### Initial Manager

The name and street address of the initial manager of the Company shall be:

Gregory S. Ickes

601 Gatlin Avenue  
Orlando, FL 32806-6915

## ARTICLE VI

### Operating Agreement

The power to adopt the Operating Agreement of the Company, to alter, amend or repeal the Operating Agreement of the Company, or to adopt a new Operating Agreement, shall be vested in the members of the Company. The Operating Agreement of the Company shall be for the governance of the Company and may contain any provisions or requirements for the management or conduct of the affairs and business of the Company, provided the same are not inconsistent with the provisions of these Articles of Organization or contrary to the laws of the State of Florida or of the United States.

## ARTICLE VII

### Amendment of Articles of Organization

The Company reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Organization in the manner now or hereafter prescribed by statute, and all rights conferred upon the members herein are subject to this reservation.

IN WITNESS WHEREOF, the undersigned, pursuant to Section 605.0201, Florida Statutes, has executed these Articles of Organization for the uses and purposes herein stated, this 12 day of October, 2022.

  
\_\_\_\_\_  
Gregory S. Ickes, Authorized Representative

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FILED  
CLERK OF CIRCUIT COURT  
IN AND FOR THE COUNTY OF ORANGE, FLORIDA

**1700 WEBER STREET, LLC**

**ACCEPTANCE OF SERVICE AS REGISTERED AGENT**

The undersigned, having been named as registered agent to accept service of process for the above-named limited liability company, at the registered office designated in the Articles of Organization, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of the position of registered agent under the laws of the State of Florida.

DATED this 12 day of October, 2022.

  
\_\_\_\_\_  
Gregory S. Ickes

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