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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850)617-6381

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Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
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**FLORIDA LIMITED LIABILITY CO.
27300 Sunnybrook, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	04
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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
27300 Sunnybrook, LLC

Article II. Address

The street address of the Company's initial principal office is:
27300 Sunnybrook, LLC
4130 NW 66 AVENUE
CORAL SPRINGS FL 33067

The mailing address of the Company's initial principal office is:
27300 Sunnybrook, LLC
4130 NW 66 AVENUE
CORAL SPRINGS FL 33067

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Anthony Maresca
4130 NW 66 AVENUE
CORAL SPRINGS FL 33067

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Computershare Governance Services Inc.
d/b/a Corporate Creations
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

Anthony Maresca
4130 NW 66 AVENUE
CORAL SPRINGS FL 33067

Article VII. Company Existence

The Company's existence shall begin effective as of February 2, 2023.

The undersigned authorized representative of a member executed these Articles of Organization on 2/2/2023.



COMPUTERSHARE GOVERNANCE SERVICES INC.
D/B/A CORPORATE CREATIONS

Timothy Pratts Account Manager
Joseph Panholzer, Attorney-in-Fact
Computershare Governance Services Inc.
d/b/a Corporate Creations
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

27300 Sunnybrook, LLC

REGISTERED AGENT/OFFICE:

Anthony Maresca
4130 NW 66 AVENUE
CORAL SPRINGS FL 33067

I agree to act as registered agent to accept service of process for company named above at the place designated in this Statement agree to comply with the provisions of all statutes relating to the pro and complete performance of the registered agent duties. I am fami with and accept the obligations of the registered agent position.



ANTHONY MARESCA
Joseph Panholzer, Attorney-in-Fact
Date: February 2, 2023.

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23 February 2023