

D2400000000064

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

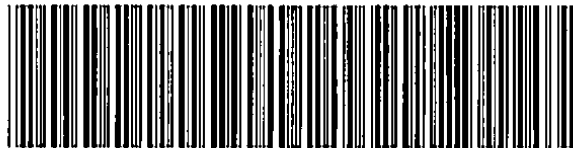
(Document Number)

Additional Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

W24000159506  
File per Sean Toner

Office Use Only



400440560974

FILED  
2024 DEC -5 PM 1:22  
CLERK OF COURT  
CLERK OF COURT

FILED  
2024 DEC -5 PM 4:16  
CLERK OF COURT  
CLERK OF COURT

## Filing Cover Sheet

Prepaid Account # I20160000017

Florida Division of Corporations

SLIE SELLERS C/O Capitol Services, Inc.

05/5/2024

1514906

**Name: PG ORLANDO NONA DST**

Articles of Organization ( )

Amendment ( )

Articles of Dissolution ( )

Annual Report ( )

Conversion ( )

Fictitious Name ( )

Foreign Qualification (XXX)

Limited Liability ( )

Limited Partnership ( )

Merger ( )

Reinstatement ( )

Withdrawal / Cancellation ( )

Other (XXX) \*\*TRUST

Partnership Registration ( )

FEES PREPAID WITH SUNBIZ ACCT #I20160000017 in the amount of \$358.75

### RETURN:

Original Copy (XXX) Plain Stamped Copy ( )

Standing ( ) Certificate of Fact ( )

**AFFIDAVIT TO THE FLORIDA SECRETARY OF STATE  
TO FILE OR QUALIFY**

PG Orlando Nona DST

A Delaware statutory **TRUST**

In accordance with Section 609.02 of the Florida Statutes, pertaining to  
Common Law Declarations of Trust, the undersigned, the Chairman of the  
Board of Trustees of PG Orlando Nona DST, a

(Name of Trust)

Delaware statutory Trust hereby affirms in order to file or qualify

(State)

PG Orlando Nona DST, in the State of Florida.

(Name of Trust)

1. Two or more persons are named in the Trust.

2. The principal address is 3500 Lenox Road, Suite 625  
Atlanta, GA 30326

3. The registered agent and street address in the State of Florida is:  
Capitol Corporate Services, Inc.

515 East Park Avenue 2nd FL  
Tallahassee, FL 32301

4. Acceptance by the registered agent: Having been named as registered  
agent to accept service of process for the above named Declaration of Trust  
at the place designated in this affidavit, I hereby accept the appointment as  
registered agent and agree to act in this capacity.

Kim Tadlock

Kim Tadlock, as Asst. Secretary on behalf of Capitol Corporate Services, Inc.

(Signature of Registered Agent)

5. I certify that the attached is a true and correct copy of the Declaration of  
Trust under which the association proposes to conduct its business in  
Florida.

NOTARY

Chris Sorensen

Manager of Sorensen Entity Services LLC, a trustee

County/City of Onestierfield

Commonwealth/State of Virginia

The foregoing instrument was subscribed and  
worn before me this CR2E(00)

2024, by 3 December

Christopher Sorensen

(Name of person seeking acknowledgement)

Rachel Scrimshaw

Filing Fee: \$350.00

Certified Copy: \$ 8.75 (optional)

**Rachel Scrimshaw**  
Commonwealth of Virginia  
Notary Public  
Commission: 00277028

2024 DEC -5 PM 1:22  
FILED


**CERTIFICATE OF TRUST**  
**OF**  
**PG ORLANDO NONA DST**

*This Certificate of Trust is filed in accordance with the provisions of the Delaware Statutory Trust Act (12 Del. C. Section 3801 et seq.) and sets forth the following:*

- First:** The name of the statutory trust is PG Orlando Nona DST.
- Second:** The name and business address of the trustee (meeting the requirements of subsection 3807) is Sorensen Entity Services LLC, 1201 N. Orange Street, Suite 7044, Wilmington, Delaware 19801, County of New Castle.

**IN WITNESS WHEREOF**, the undersigned have executed this Certificate of Trust this 2nd day of December, 2024.

**SORENSEN ENTITY SERVICES LLC**  
Not in its individual capacity but solely as  
Delaware Trustee

By:   
Name: Chris Sorensen  
Title: Manager

**PG ORLANDO NONA MANAGER, LLC,**  
a Delaware limited liability company, its  
Administrative Trustee

By: Peachtree Hotel Group II, LLC, a  
Georgia limited liability company

By: /s/ Jatin Desai  
Name: Jatin Desai  
Title: Manager

**FILED**  
**2024 DEC -5 AM 1:22**  
DELAWARE STATE  
NOTARY PUBLIC

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "PG ORLANDO NONA DST" AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF STATUTORY TRUST REGISTRATION, FILED THE SECOND DAY OF DECEMBER, A.D. 2024, AT 3:59 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF STATUTORY TRUST REGISTRATION IS THE SECOND DAY OF DECEMBER, A.D. 2024 AT 6 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID STATUTORY TRUST, "PG ORLANDO NONA DST".



  
Jeffrey W. Bullock, Secretary of State

10023929 8100H  
SR# 20244389487

Authentication: 205033464  
Date: 12-04-24

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)