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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STEVEN K. YEAGER
105 PALM STREET
WINDERMERE, FLORIDA 34786

(407) 909-0913
FACSIMILE (407) 909-0913
EMAIL syeager@larsenallen.com

April 20, 2011

Registration Section
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

Re: 225 Magnolia, LLC

To Whom It May Concern:

Enclosed please find the Articles of Organization for 225 Magnolia, LLC along with check No. 2871 made payable to the Florida Department of State for \$125.00. Please register this entity with the Florida Division of Corporations. Contact information is as follows:

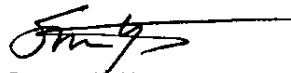
Steve Yeager
420 South Orange Avenue, Suite 500
Orlando, Florida 32801
407-244-9326

The following documents have been submitted:

Articles of Organization
Check No. 2871 for \$125.00

Please contact me if you have any questions regarding the above matters.

Sincerely,



Steven K. Yeager

SKY/

Articles of Organization of 225 MAGNOLIA, L.L.C.

1. **Name.** The name of this limited liability company is 225 MAGNOLIA, LLC (the "Company").

2. **Duration.** The company shall exist from the date of filing of these Articles of Organization with the Department of State until the earlier of 30 years from the date of filing or the occurrence of any of the events specified in Florida Statutes Section 608.441, unless continued by the unanimous consent of all of the remaining members.

3. **Purpose.** The Company is organized for the purpose of transacting all lawful activities and businesses that may be conducted by a limited liability company under the law of Florida.

4. **Registered Agent and Office.** The name of the initial registered agent of the Company is STEVEN K. YEAGER. The street address of the initial registered agent of the Company is 105 Palm Street, Windermere, Florida 34786

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 as provided for in Chapter 608, Florida Statutes.


Steven K. Yeager, Registered Agent

5. **The Principal Office and Mailing Address.** The Company's principal office address and mailing address of the business is 105 Palm Street, Windermere, Florida 34786.

6. **Additional Members.** Additional members to the Company may be admitted, but only upon the unanimous consent of all current members.

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7. **Termination of Membership.** Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event that terminates the continued membership of a member in the Company, the Company shall be dissolved unless the remaining members, by unanimous written agreement, consent to continue the business of the Company.

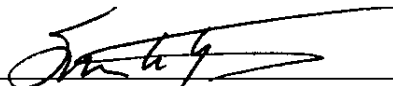
8. **Management of the Company.** The management of the Company is reserved to its members. The Company shall be managed in accordance with the regulations and operating agreement adopted by the members. The name and address of the manager is: Steven K. Yeager, 105 Palm Street, Windermere, Florida 34786.

9. **Regulations.** The members shall have the power to adopt, alter, amend, or repeal regulations of the Company containing provisions for the regulation and management of the affairs of the Company.

10. **Date of Existence of the Company.** The existence of the Company shall commence on the date of filing the Articles of Organization by the Florida Department of State.

11. **Transfer of Interest.** No member shall have the right to transfer any interest in the Company without the unanimous written agreement of all members. If the non-transferring members do not approve the transfer, the transferee of the interest of the transferring member shall have no right to become a member or to participate in the management of the business and the affairs of the Company. The transferee shall be entitled to receive only the share of profits or other compensation by way of income, and the return of contributions to which the transferring member otherwise would be entitled by virtue of membership.

The undersigned executed these Articles of Organization effective as of the 19 day of APRIL, 2011.


STEVEN K. YEAGER

Sworn to and subscribed before me this 19th day of April, 2011,
by STEVEN K. YEAGER.


NOTARY PUBLIC

Personally known ☒ or produced identification ☐. Type of identification: _____

