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Requestor Name: Carlton Fields

Address: Post Office Drawer 190
Tallahassee, Florida 32302

Telephone: (850) 513-3619 - direct
(850) 224-1585

Contact Name: Kim Pullen, CP, FRP

Corporation Name:

Kissimmee Lux, LLC

Email Address:

jeff@cagan.com

Entity Number:

Authorization:

Kim Pullen

☒ Articles
Certified Copy

____ Certificate of Status

____ New Filings

____ Plain Stamped Copy

____ Annual Report

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ARTICLES OF ORGANIZATION
OF
KISSIMMEE LUX, LLC

The undersigned organizer, who is the authorized representative of the initial two Members of Kissimmee Lux, LLC, a Florida limited liability company (the "Company") under the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization (the "Articles").

ARTICLE 1 - NAME

The name of the Company is Kissimmee Lux, LLC, a Florida limited liability company.

ARTICLE 2 - DURATION

The period of duration of the Company shall be perpetual, unless terminated earlier pursuant to the Company's Operating Agreement (the "Agreement").

ARTICLE 3 - SINGLE PURPOSE

The Company's business and purpose shall consist solely of the acquisition, ownership, and possible future sale or disposition of a 40% Membership Interest in Academy Lux Apartments, LLC, a Florida limited liability company to be formed (the "Property") and such activities as are necessary, incidental or appropriate in connection therewith.

ARTICLE 4 - GENERAL POWERS

The Company, subject to the limitations of Article 3, supra, shall have all of the powers as are provided for in the Act.

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ARTICLE 5 - PRINCIPAL OFFICE

The mailing address and the street address of the principal office of the Company is 16554 Crossings Boulevard, Suite 4, Clermont, Florida 34714

ARTICLE 6 - INITIAL REGISTERED AGENT AND ADDRESS

The name and street address of the initial registered agent of the Company for service of process is William J. Deas, Esq., William J. Deas, P.A., 2215 River Blvd., Jacksonville, FL 32204.

ARTICLE 7 - INITIAL MEMBERS

The initial Members of the Company shall be:

Jeffrey Cagan
Bryan Cagan

ARTICLE 8 - ADDITIONAL MEMBERS

The Members shall be entitled to admit additional Members upon the consent of the Manager. Following the consent of the Manager, any prospective Member shall become a Member upon payment of his, her, or its contribution to the capital of the Company and upon such prospective Member's agreement to comply with the Articles and the Agreement.

ARTICLE 9 - DISSOLUTION OF COMPANY

The death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member shall terminate the membership of that Member in the Company.

ARTICLE 10 - MANAGER

The management of the Company shall be vested in the Manager as set forth in the Agreement. The name and address of the initial Manager who shall serve as the Manager until his successor is elected and qualified are set forth below.

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NAME:

Jeffrey Cagan

ADDRESS:

16554 Crossings Boulevard, Suite 4
Clermont, Florida 34714


ARTICLE 11 - AMENDMENT OF ARTICLES OF ORGANIZATION

These Articles may be amended by a majority vote of the Members of the Company.

ARTICLE 12 - OPERATING AGREEMENT

The Agreement of the Company shall be initially approved and adopted by a majority vote of the Members of the Company; and may be subsequently amended by a majority vote of the Members of the Company.

IN WITNESS WHEREOF, the undersigned organizer has executed the foregoing Articles Of Organization as of the 7th day of June, 2016.

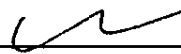


William J. Deas, Organizer

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ACCEPTANCE OF DESIGNATION
AS REGISTERED AGENT

The undersigned, having been named as Registered Agent and to accept service of process for Kissimmee Lux, LLC, at the place designated in the Articles of Organization, hereby accepts the appointment as Registered Agent and agrees to act in this capacity. He further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties; and acknowledges that he is familiar with and accepts the obligations of his position as Registered Agent.



William J. Deas
June 7, 2016

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