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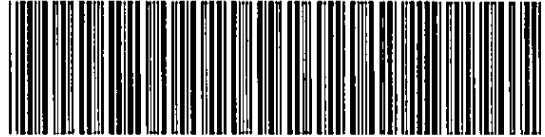
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T SCHROEDER

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Georgia Sunrise Properties, LLC

Signature _____

Requested by: SETH

01/17/19

Name _____

Date _____

Time _____

Walk-In _____

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____ UCC 1 or 3 File _____
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____ Courier _____

ARTICLES OF ORGANIZATION
OF
GEORGIA SUNRISE PROPERTIES, LLC
(a Florida Limited Liability Company)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be GEORGIA SUNRISE PROPERTIES, L.L.C., and its principal office shall be located at 6645 Borrough Green Way, Cumming, GA 30040 of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

ARTICLE II
PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes, specifically including but not limited to the acquisition of real estate located in the State of Florida.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform

ARTICLE V
MEMBERSHIP RESTRICTIONS

~~Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.~~

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

ARTICLE VI
CAPITAL CONTRIBUTIONS

Initial capital contributions shall be paid to the limited liability company by the members as set forth below. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in proportion to their interest set forth in Article VII:

NANCY LYNN HOGAN	99%
STEVEN J. HOGAN	1%

ARTICLE VII
PROFITS AND LOSSES

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to the distributive share of the profits specified as follows:

NANCY LYNN HOGAN	99%
STEVEN J. HOGAN	1%

The distributive share of the profits shall be determined and paid to the members each year on the anniversary date of the commencement of business of the limited liability company, or on such other dates as the members shall determine.

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in the following percentages:

NANCY LYNN HOGAN	99%
STEVEN J. HOGAN	1%

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99%
1%

any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a vote of the majority-in-interest members of the limited liability company.

ARTICLE IV MANAGEMENT BY MEMBERS

Management of this limited liability company is reserved to its members, whose names and addresses are as follows:

NANCY LYNN HOGAN
6645 Borough Green Way
Cumming, GA 30040

STEVEN J. HOGAN
6645 Borough Green Way
Cumming, GA 30040

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TALLAHASSEE, FLORIDA

ARTICLE VIII
DURATION

..... This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

ARTICLE IX
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address and mailing address of the initial registered office of the limited liability company is 2400 Manatee Ave. W., City of Bradenton, County of Manatee, State of Florida, and the name of the company's initial registered agent at that address is V. William Kaklis.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of GEORGIA SUNRISE PROPERTIES, LLC.

Executed by the undersigned at Bradenton, Manatee County, Florida on the 17 day of Dec, 2018.

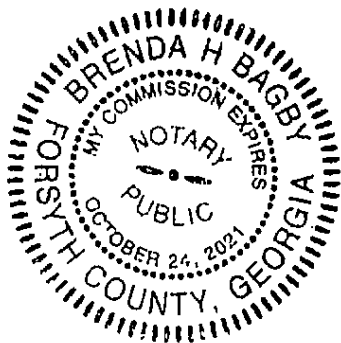
Nancy Lynn Hogan
NANCY LYNN HOGAN, Member
Steve Hogan
STEVEN J. HOGAN, Member

STATE OF FLORIDA

COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared NANCY LYNN HOGAN and STEVEN J. HOGAN, to me known to be the person who executed the foregoing and they acknowledged before me that they executed same for the purposes therein expressed, and that they are personally known to me or have produced Gov. Drivers License for identification.

WITNESS my hand and official seal this 17 day of December, 2018.



Brenda H. Bagby (Seal)
Notary Public

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CLERK OF STATE
TALLAHASSEE, FLORIDA

DESIGNATION OF REGISTERED AGENT AND OFFICE

State of Florida
County of Manatee

Pursuant to the provisions of Section 605.0201 of the Florida Limited Liability Company Act, the limited liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

The name of the limited liability company is GEORGIA SUNRISE PROPERTIES, LLC.

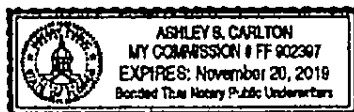
The name of the registered agent for GEORGIA SUNRISE PROPERTIES, LLC is V. William Kaklis and the street address and mailing address of the company's principal office where the agent is located is 2400 Manatee Ave. W., Bradenton, Florida 34205.


This statement is to acknowledge that, as indicated above, GEORGIA SUNRISE PROPERTIES, LLC has appointed me, V. William Kaklis, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this 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.

Dated the 26th day of December 2018.


Registered Agent

The foregoing instrument was acknowledged before me this 26th day of December, 2018 by V. William Kaklis, agent on behalf of Georgia Sunrise Properties, a limited liability company. He is personally known to me or has produced _____ as identification.




Notary Public

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TALLAHASSEE, FLORIDA