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(Requestor's Name)

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(City/State/Zip/Phone #)

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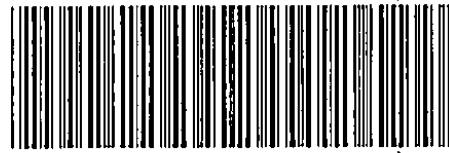
(Business Entity Name)

(Document Number)

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TALLAHASSEE, FLORIDA

OCT 01 2019

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CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 947618 8138691

AUTHORIZATION :



COST LIMIT : \$ 125.00

ORDER DATE : October 8, 2019

ORDER TIME : 10:17 AM

ORDER NO. : 947618-005

CUSTOMER NO: 8138691

DOMESTIC FILING

NAME: OLD 54, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Amanda Robinson - EXT.# 62968

EXAMINER'S INITIALS: _____

ARTICLES OF ORGANIZATION
OF
OLD 54, LLC
a Florida Limited Liability Company
Pursuant to Chapter 605, Florida Statutes

1. **Name.** The name of this limited liability company is "OLD 54, "Company").
2. **Purpose.** The purpose of this Company may include the transaction all lawful business for which limited liability companies may be organized in Florida. Included within these purposes is the acquisition of and investment in real es
3. **Duration/Continuation.** The period of this Company's duration perpetual, unless terminated by (i) the unanimous written agreement of all Member the passage of ninety (90) consecutive days during which the Company has no Memb to application of the provisions of Florida Statute Section 605.0701(3), as amended) event or circumstance which the Company's operating agreement states causes dissol Company.
4. **Address of Principal Office.** The mailing and street address of th office of the Company is: 18812 Crescent Road, Odessa, Florida 33556.
5. **Registered Agent and Office.** The name and street address of registered agent and office for this Company is as follows:

Justin L. Peterson
18812 Crescent Road
Odessa, Florida 33556
6. **Members at Time of Formation.** There will be only four (4) Mem time this Company is formed.
7. **Admission of Additional Members.** Subject to any transfer of a interest in the Company which results in dissociation by virtue of any circumstances d Paragraph 14 of these Articles of Organization hereinbelow, additional Member admitted only upon the written consent of the required percentage threshold of the N the Company as defined under the Operating Agreement adopted by the initial Me Manager of the Company as provided in Paragraph 11 hereinbelow.
8. **Right to Continue Business.** So long as the Company continues to ha one remaining Member (taking into account application of the provisions of Floric Section 605.0701(3) as previously referenced), the death, retirement, resignation, bankruptcy, or dissociation of any Member or the occurrence of any other ev terminates the continued membership of any Member in the Company shall not

Company to be dissolved, and upon the occurrence of any such event, the Company shall continue without dissolution; provided, however, the last remaining Member, or the other legal representative of the last remaining Member, as the case may be, may dissolve and wind up and conclude the business affairs of the Company should choose to do so.

9. **Management of Company.** The Company shall be a "Managed Company". The management and control of the Company shall initially be vested in the Managers of this Company named hereinbelow. The name and address of the initial Managers who are to serve until their respective successors are elected and qualified are:

<u>Name</u>	<u>Address</u>
Thomas A. Peterson	18812 Crescent Road Odessa, Florida 33556
William R. Peterson, Jr.	16323 McGlamery Road Odessa, Florida 33556

10. **Amendment of Articles of Organization.** Any amendment to these Articles of Organization shall be on such form as may be prescribed by the Secretary of State of Florida and contain such terms and provisions consistent with Florida Statutes Chapter 605. Any amendment shall be approved by unanimous vote or consent of all the Members and shall be signed and filed by all Members of the Company so approving such amendment(s). In the event a new Member is added by such amendment, it shall be also signed by the Member to be added.

11. **Operating Agreement.** An initial operating agreement regulating the business of the Company and the conduct of its business and governing the relations among the Managers and Company shall be adopted and entered into by the initial Members and Managers. Thereafter, the power to adopt, alter, amend or repeal the operating agreement of the Company shall be vested in the Members of the Company by unanimous written vote of all Members.

12. **Informal Action by Managers and Members.** Any action of the Company and/or Members may be taken without a meeting if consent in writing setting forth the action taken shall be signed by the Managers and/or Members who would be entitled to vote in such case may be, who are required to vote, upon such action at a meeting (and filed with the Managers of the Company as part of its records).

13. **Contracting Debt.** Except as otherwise provided by Florida Statute Chapter 605, no debt shall be contracted nor liability incurred by or on behalf of this Company by the Managers named hereinabove.

14. **Transferability of Member's Interest.** As will be more fully described in the Operating Agreement of the Company, an interest of a Member in this Company may be transferred or assigned to a member of such Member's immediate family as pa

Member's estate plan, or to any other Member of this Company, without consent; or written consent of the required percentage threshold of the Members as defined in the Agreement of the Company shall be required for any such transfer or assignment. If the remaining Members of this Company approve to the contrary by unanimous written consent, or unless a transfer of a Member's interest in the company also results in the dissociation by application of Florida Statutes Section 605.0602(7)(a), Florida Statutes Section 605.0602(9), or Florida Statutes Section 605.0602(10), or a combination thereof, the transferee or assignee of the interest of such assignor Member shall have no right to participate in the management of the business and affairs of this Company and shall not become or exercise the rights or powers of a Member. Except as stated hereinabove, the transferee or assignee shall be entitled to receive only the share of such profits and losses, to receive such distributions, and to receive such allocation of income, gain, loss, deduction, or credit as that assignor Member was otherwise entitled to, to the extent so assigned.

IN WITNESS WHEREOF, the undersigned Member, who also constitutes the initial Managers named hereinabove, has hereunto set his hand and seal this 17 October, 2019.


Thomas A. Peterson

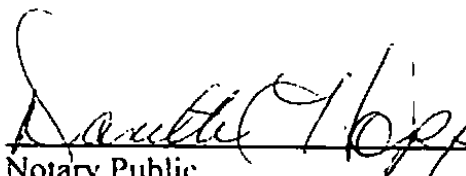
STATE OF FLORIDA
COUNTY OF Pasco

The foregoing Articles of Organization were acknowledged before me by Peterson, this 17th day of October, 2019.

[SEAL]



DANETTE HOPPER
MY COMMISSION # GG 070619
EXPIRES: March 31, 2021
Bonded Thru Budget Notary Services

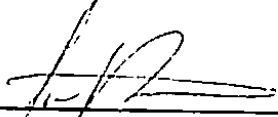

Notary Public
State of Florida

**CERTIFICATE OF DESIGNATION OF REGISTERED
AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 605.0113, Florida Statutes, the undersigned liability company submits the following statement to designate a registered office and agent in the State of Florida.

1. **Name.** The name of the limited liability company is **OLD 54, LLC.**
2. **Registered Office.** The address of the registered office of the limited liability company is 18812 Crescent Road, Odessa, Florida 33556.
3. **Registered Agent.** Justin L. Peterson, is appointed, and by his signature accepts appointment, to act as the Registered Agent of **OLD 54, LLC.**

Having been named as Registered Agent and to accept service of process for the stated limited liability Company at the place designated in this certificate, I hereby accept 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.

By: 
Name: Justin L. Peterson
Date: 10/07/19