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**FLORIDA LIMITED LIABILITY CO.
39 SW 12TH AVENUE, LLC**

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**T. BURCH
JUL 24 2020**

**ARTICLES OF ORGANIZATION
OF
39 SW 12TH AVENUE, LLC
a Florida Limited Liability Company**

2020 JUL 23 PM 2:22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 605, hereby make, acknowledge and file the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company shall be 39 SW 12TH AVENUE, LLC ("Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the company shall be 137 Coconut Road, Delray Beach, FL 33444.

ARTICLE III - MANAGEMENT

The company shall be managed by the members in accordance with regulations adopted by the members for the management of the business and affairs of the company. These regulations may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law of these articles of organization. The names and addresses of each person authorized to manage and control the Limited Liability Company are:

<u>TITLE</u>	<u>NAME</u>	<u>ADDRESS</u>
MGR	Todd Wilson	137 Coconut Road Delray Beach, FL 33444
MGR	Amanda Pastuszak	137 Coconut Road Delray Beach, FL 33444

"AMBR" = Authorized Member
"MGR" = Manager

ARTICLE IV - EFFECTIVE DATE

The effective date of the existence of this company shall be upon the filing of these Articles of Organization.

ARTICLE V - ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all of the other members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE VI - MEMBERS' RIGHT TO CONTINUE BUSINESS

The company shall not be dissolved on the death, bankruptcy, or dissolution of a member provided that the business of the company is continued by the consent of all the remaining members, and provided there is at least one (1) remaining member.

ARTICLE VII - REGISTERED OFFICE AND AGENT

The name and address of the registered agent of the company in the State of Florida is Todd Wilson, 137 Coconut Road, Delray Beach, FL 33444.

ARTICLE VIII - CAPITAL CONTRIBUTIONS

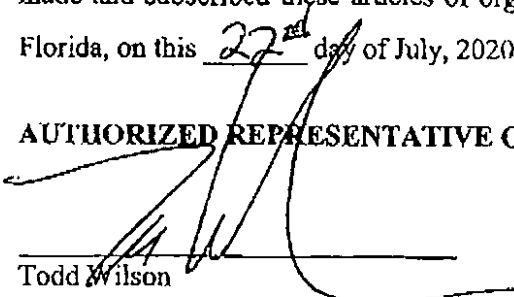
The members of the company shall contribute to the capital of the company.

ARTICLE IX - ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the company only on the unanimous consent of all the members.

IN WITNESS WHEREOF, the undersigned authorized representative of a member has made and subscribed these articles of organization in the City of Delray Beach, in the State of Florida, on this 22nd day of July, 2020.

AUTHORIZED REPRESENTATIVE OF A MEMBER:


Todd Wilson

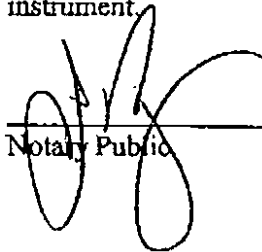
STATE OF FLORIDA
COUNTY OF PALM BEACH

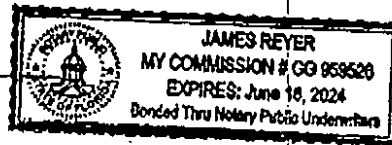
The foregoing instrument was sworn to and acknowledged before me by means of ☒ physical presence or ☐ online notarization, on July 22, 2020, by Todd Wilson, who:

☒ is personally known to me, or

☐ has produced identification in the form of _____ which was examined by me,

and who did take an oath, and acknowledged that he is the person who executed the foregoing instrument.


Notary Public



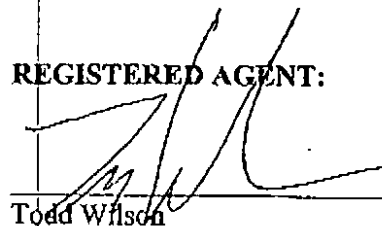
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FILED

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

The undersigned, being the person named in the Articles of Organization of 39 SW 12TH AVENUE, LLC, as the registered agent of this limited liability company, hereby consents to accept service of process for the above stated company at the place designated in the articles of organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accepts the obligations of the position of registered agent.

REGISTERED AGENT:


Todd Wilson