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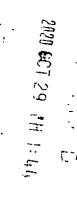
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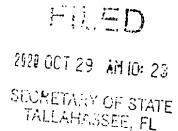


SLORETARY OF STATE 2020 OCT 29 AMIO: 23

CAPITAL CONNECTION, INC.

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

217 LONGWO	OD LLC	
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		Art of Inc. File
		LTD Partnership File
		Foreign Corp. File
		L.C. File
		Fictitious Name File
		Trade/Service Mark
		Merger File
		Art. of Amend. File
		RA Resignation
		Dissolution / Withdrawal
		Annual Report / Reinstatement
		Cert. Copy
		Photo Copy
		Certificate of Good Standing
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ARTICLES OF ORGANIZATION

OF

1217 LONGWOOD LLC

The undersigned authorized representative hereby forms a limited liability company under the laws of the State of Florida:

<u>ARTICLE I</u>

COMPANY NAME

The name of this company is:

1217 LONGWOOD LLC

ARTICLE II

COMMENCEMENT

The existence of the Company shall commence on October 28, 2020, the date of signing hereof, provided that same shall be filed with the Florida Secretary of State within the time authorized by Statute.

ARTICLE III

MAILING ADDRESS AND STREET ADDRESS OF THE COMPANY

The mailing address and the street address of the principal office of the limited liability company is 251 Southern Boulevard, West Palm Beach, FL 33405.

ARTICLE IV

REGISTERED AGENT AND REGISTERED AGENT'S ADDRESS

The Registered Agent and the street address of the Registered Agent of this Company in the State of Florida shall be:

Jodic D. Kenney 251 Southern Boulevard West Palm Beach, FL 33405

ARTICLE V

INITIAL MANAGERS

The Initial Managers of the Company shall be:

Donill J. Kenney, Jr. 251 Southern Boulevard West Palm Beach, FL 33405

Jodie D. Kenney 251 Southern Boulevard West Palm Beach, FL 33405

The Initial Managers shall be responsible for the management of the Company, and shall have the full right, power and authority to manage, direct and control all of the business and affairs of the company and to transact business on its behalf, including the authority to execute any instrument transferring, encumbering or in any way involving real property related to the Company.

Notwithstanding the foregoing, the Initial Managers shall have the absolute authority to subcontract any management functions of the Company in their sole and absolute discretion.

ARTICLE VI

DISSOLUTION

The death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member shall not dissolve the Company as long as there remains in existence one (1) member. The Company shall dissolve only as provided in the Operating Agreement of the Company or pursuant to Florida Statute §605.

ARTICLE VII

RIGHTS, LIABILITIES AND OBLIGATIONS OF MEMBERS

- 7.1 Liability of Members: No Member shall be personally liable for the expenses, liabilities, debts or obligations of the Company, unless otherwise provided pursuant to Florida Statute §605.
- 7.2 Return of Capital: No Member shall have the right to demand the return of his/her/its contribution to capital except as provided in the Company's Operating Agreement then in existence.
 - 7.3 Non-Assignability of Membership Interest:
- a) No Member may assign his/her Company interest in whole or in part without the express written consent of 100% of the Company's members, including the member attempting to assign his/her interest.
- b) The assignee of a member's interest shall have no right to participate in the management of the business and affairs of the Company:
 - i) without the express written consent of 100% of the members of the limited liability company including the member assigning the limited liability interest, and
 - ii) as provided in the Operating Agreement, and
 - iii) in compliance with any procedure provided for in the Operating Agreement.
 - c) No interest of any member shall be subject to forced assignment by any court of law.

IN WITNESS WHEREOF, the undersigned Authorized Representative has executed the Articles of Organization, this 28th day of October 2020 and affirms that the Company has at least one member as of the effective date of these Articles.

Garry M. Glickman, Authorized Representative

STATE OF FLORIDA

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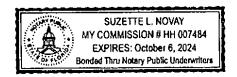
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 28th day of October, 2020 by Garry M. Glickman, as Authorized Representative of the aforesaid Limited Liability Company, who is personally known to me or who has produced _________ as identification and who did/did not take an oath.

NOTARY PUBLIC:

STATE OF FLORIDA AT LARGE (SEAL)

MY COMMISSION EXPIRES:



CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

1217 LONGWOOD LLC, desiring to organize as a Limited Liability Company under the laws of the State of Florida with its principal office as indicated in the Articles of Organization, has named Jodie Kenney having an address at 251 Southern Boulevard. West Palm Beach, FL 33405 as its agent to accept Service of Process within this State.

ACKNOWLEDGMENT

Having been named to accept Service of Process for the above named Limited Liability

Company, at the place designated in this Certificate, Thereby agree to act in this capacity, accept the appointment, and agree to comply with the provisions of the Florida Statutes relative to keeping open said office.

The foregoing instrument was acknowledged before me by means of [X] physical presence of [1] physical presence of [1] and the first physical presence of [1] physical presence of [1] and the first physical physical presence of [1] and the first physical physical presence of [1] and the first physical physi

online notarization this 27 day of October, 2020 by Jodie D. Kenney who is 22 personally known to me or who has 10 produced _______ as identification and who did/did not take an oath.

Jodie D. Kenney

NOTARY PUBLIC - STATE OF FLORIDA

RUBIMAR VAZQUEZ

NOTATY Public - State of Flarida

Commission # HH 1837

My Comm. Expires May 19, 2024

Bonded through Hational Notary Assn.