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FLORIDA LIMITED LIABILITY CO.
Dion Properties LLC

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JUN 11 2021

**ARTICLES OF ORGANIZATION
OF
DION PROPERTIES LLC**

The undersigned, being the manager, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is Dion Properties LLC (the "Company").

**ARTICLE II
ADDRESS**

The principal office and mailing address of the Company is as follows:

1919 Oxmoor Rd., No. 248
Homewood, AL 35209

**ARTICLE III
REGISTERED AGENT AND OFFICE**

The Company designates 515 E. Park Avenue, 2nd Floor, Tallahassee, FL 32301 as the street address of the initial registered office of the Company and names Capitol Corporate Services, Inc., a Florida corporation as the Company's initial registered agent at that address to accept service of process within this state.

**ARTICLE IV
MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager. The Manager shall also have the rights and responsibilities described in the Operating Agreement of the Company. The Managers, who shall serve in such capacity until their successor are duly elected and qualified, shall be:

Carlos Gaitan
Jennifer Wolfe

SECRET
TALLAHASSEE, FLORIDA

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ARTICLE V
DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, or (ii) by the written agreement of a majority of ownership interest.

ARTICLE VI
PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

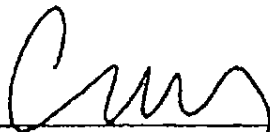
ARTICLE VII
ADDITIONAL MANAGERS

Additional Managers may be admitted upon the approval of a majority of the ownership interest of the Company, upon the written application of such new Manager, in the manner set forth in the Operating Agreement of the Company.

ARTICLE VIII
OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 21 day of June, 2021.



Carlos Gaitan, Manager

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for Dion Properties LLC, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 10th day of June, 2021.

Capitol Corporate Services, Inc.

By: Kim Tadlock

Name: Kim Tadlock

Title: Assistant Secretary on behalf of
Capitol Corporate Services, Inc.

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TALLAHASSEE, FLORIDA