

7/16/2011

Division of Corporations

**Florida Department of State**  
**Division of Corporations**  
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**FLORIDA LIMITED LIABILITY CO.**

**Welund Properties LLC**

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**ARTICLES OF ORGANIZATION  
OF  
WELUND PROPERTIES LLC**

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

**ARTICLE I - NAME**

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

**ARTICLE II - ADDRESS**

The mailing address of the Company, and the street address of the principal office of the Company is 2103 Hill Street, New Smyrna Beach, Florida 32169.

**ARTICLE III - DURATION**

The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State. The Company's existence shall be perpetual unless the Company is dissolved earlier as provided in these Articles of Organization or in the Operating Agreement.

**ARTICLE IV - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Company is 308 E. Fifth Avenue, Mount Dora, Florida 32757, and the name of the initial registered agent of the Company at that address is G. Edward Clement.

**ARTICLE V – ADMISSION OF NEW MEMBERS**

Except as set forth in the Operating Agreement, 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 Operating Agreement of the Company.

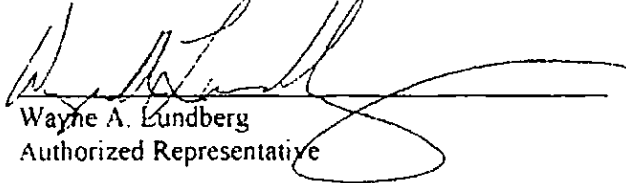
**ARTICLE VI – MEMBERS' RIGHT TO CONTINUE BUSINESS**

The remaining member(s) of the Company have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Company. The business may be continued only on the unanimous written consent of the remaining member(s).

#### ARTICLE VII – MANAGEMENT


The Company is manager-managed for purposes of Section 605.0407, *Florida Statutes*, and other relevant provisions of Chapter 605, *Florida Statutes*, and the initial managers of the Company are Wayne A. Lundberg and Lynn H. Wesighan.

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization at New Smyrna Beach, Florida, on this 15 day of July, 2021.

  
Wayne A. Lundberg  
Authorized Representative

#### ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the 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 as provided for in Chapter 605, *Florida Statutes*.

  
G. Edward Clement  
Registered Agent