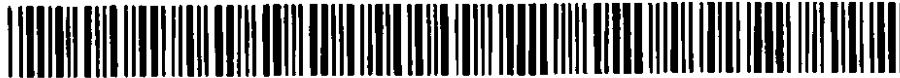


L21000359271

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H21000299734 3)))



H210002997343ABC4

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : ROETZEL & ANDRESS
Account Number : I20000000121
Phone : (239)649-6200
Fax Number : (239)261-3659

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

**FLORIDA LIMITED LIABILITY CO.
489 Heron Avenue, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	02
Estimated Charge	\$130.00

Electronic Filing Menu

Corporate Filing Menu

Help

FILED

2021 AUG -9 PM 4:31

2021 JUL -9 PM 1:21

OFFICE OF THE
CLERK OF THE
SUPREME COURT
TALLAHASSEE, FL

DocuSign Envelope ID: BD0029B5-BA41-42AE-ABD8-A4C820D43591

FILED
2021 AUG -9 PM 4:31
CLERK OF COURT
TALLAHASSEE, FL
(((H21000299734 3)))

**ARTICLES OF ORGANIZATION
OF
489 HERON AVENUE, LLC**

The undersigned, desiring to form a limited liability company (the "Company") under Chapter 605 of the Florida Statutes (the "Act"), does hereby state the following:

ARTICLE I
Name

The name of the Company shall be 489 Heron Avenue, LLC.

ARTICLE II
Purpose

The Company is formed for any purpose or purposes for which a limited liability company may be formed pursuant to the Act.

ARTICLE III
Principal Place of Business

The initial mailing address and street address of the principal office of the Company shall be 17 New Albany Farms Road, New Albany, Ohio 43054-9000.

ARTICLE IV
Registered Office and Registered Agent

The name of the initial registered agent of the Company is CT Corporation. The street address of the initial registered agent of the Company is 1200 South Pine Island Road, Plantation, FL 33324.

ARTICLE V
Effective Date

The Company's effective date of existence shall be the date of filing of these Articles of Organization.

ARTICLE VI
Duration

The Company's duration shall be perpetual.

(((H21000299734 3)))

DocuSign Envelope ID: BD0029B5-BA41-42AE-ABD8-A4C820D43591

((H21000299734 3)))

ARTICLE VII
Manager

The initial Manager of the Company shall be:

Adolph V. Lombardi, Jr.
17 New Albany Farms Road
New Albany, Ohio 43054-9000.

IN WITNESS WHEREOF, the undersigned, Adolph V. Lombardi, Jr., being the authorized representative of a member of the Company hereinbefore named, for the purpose of forming a limited liability company under the Act has executed these Articles of Organization as of this 6th day of August, 2021.

Adolph V. Lombardi Jr.

Adolph V. Lombardi, Jr.,
Authorized Representative of a Member

CT CORPORATION has been designated to act as registered agent and to accept service of process for the above stated limited liability company at the place designated in the Articles of Organization, hereby accepts the appointment as registered agent and agree to act in this capacity. The company further agrees to comply with the provisions of all statutes relating to the proper and complete performance of a registered agent's duties, and is familiar with and accepts the designations of the position as registered agent.

CT CORPORATION

BY: *Laura R. Broderick*

Laura R. Broderick
Asst. Secretary

17060795v1
117727.0010

((H21000299734 3)))