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FLORIDA LIMITED LIABILITY CO.
Winter Park Ten Years Later LLC

Certificate of Status	0
Certified Copy	0
Page Count	03
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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

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**ARTICLES OF ORGANIZATION
OF
WINTER PARK TEN YEARS LATER LLC**

The undersigned authorized representative, acting pursuant to Chapter 605, *Florida Statutes*, hereby forms a limited liability company in accordance with the laws of the State of Florida and adopts the following Articles of Organization for such limited liability company:

ARTICLE I - NAME OF THE LIMITED LIABILITY COMPANY

The name of the Limited Liability Company is: Winter Park Ten Years Later LLC

ARTICLE II - PERIOD OF DURATION; EFFECTIVE DATE

The Limited Liability Company shall exist perpetually, commencing at the date and time of filing of these Articles of Organization, as evidenced by the Florida Department of State's date and time endorsement.

**ARTICLE III - MAILING ADDRESS AND STREET ADDRESS OF
THE PRINCIPAL OFFICE OF THE LIMITED LIABILITY COMPANY**

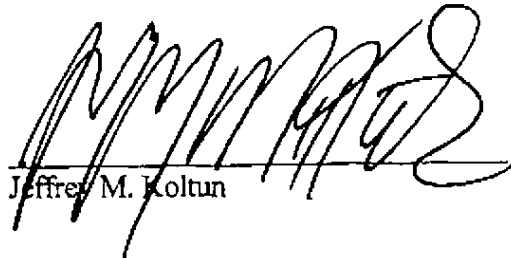
The mailing address of the Limited Liability Company is 601 North Fern Creek Avenue, Suite 110, Orlando, Florida 32803, and the street address of the principal office of the Limited Liability Company is 601 North Fern Creek Avenue, Suite 110, Orlando, Florida 32803.

**ARTICLE IV - NAME AND STREET ADDRESS OF
INITIAL REGISTERED AGENT**

The name of the initial registered agent of the Limited Liability Company is Jeffrey M. Koltun. The street address of the initial registered agent is 150 Spartan Drive, Suite 100, Maitland, Florida 32751.

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*.


Jeffrey M. Koltun

ARTICLE V - MANAGEMENT

The Limited Liability Company is to be managed by one or more managers and is, therefore, a manager-managed company. The name and address of the initial manager of the Limited Liability Company are as follows:

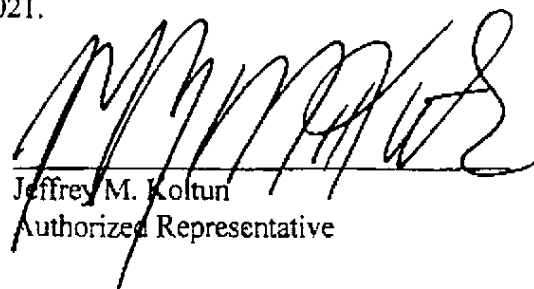
<u>Name and Address</u>	<u>Title</u>
Charles Walker Simasek 601 North Fern Creek Avenue Suite 110 Orlando, Florida 32803	Manager

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TALLAHASSEE, FLORIDA

ARTICLE VI - PURPOSE

The Limited Liability Company is organized for the purpose of transacting any or all lawful business for which limited liability companies may be organized under Chapter 605 of the Florida Limited Liability Company Act.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization on September 27, 2021.


Jeffrey M. Koltun
Authorized Representative