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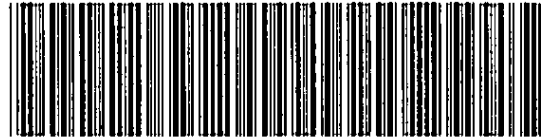
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. BURCH
DEC 7 2021

COVER LETTER

**TO: New Filing Section
Division of Corporations**

SUBJECT: 1740 NORTH ORANGE BLOSSOM, LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

DAVID A. YERGEY, JR., ESQUIRE

Name of Person

YERGEY AND YERGEY, P.A.

Firm/Company

211 N. MAGNOLIA AVENUE

Address

ORLANDO, FL 32801

City/State and Zip Code

DAVID@YERGEYLAW.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

DAVID YERGEY 407 843-0430
Name of Person at () Daytime Telephone Number

Enclosed is a check for the following amount:

- | | | | |
|---|---|---|---|
| <input checked="" type="checkbox"/> \$125.00 Filing Fee | <input type="checkbox"/> \$130.00 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed) | <input type="checkbox"/> \$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed) |
|---|---|---|---|

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

**Articles of Organization
of
1740 North Orange Blossom, LLC
A Florida Limited Liability Company**

2021 DEC -3 PM 2:02
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

Section 1.01 Introduction and Preliminary Statements

The undersigned Organizer desires to form a limited liability company under the Laws of the State of Florida by delivering these Articles of Organization in duplicate to the Secretary of State of the State of Florida, in accordance with Florida Revised Limited Liability Company Act (the *Act*).

Section 1.02 Name

The name of the limited liability company, referred to as the *Company*, is:

1740 North Orange Blossom, LLC, A Florida Limited Liability Company

Section 1.03 Duration

The Company will perpetually exist from the filing date of these Articles of Organization with the Secretary of State of the State of Florida, unless dissolved according to law.

Section 1.04 Purpose

The Company is organized to conduct any lawful business or investment activities, and to exercise all of the powers, rights, and privileges granted to a limited liability company organized under the Act.

Section 1.05 Principal Place of Business

The Company's principal place of business is:

Physical Address:
211 N Magnolia Avenue
Orlando, Florida 32801

Mailing Address:
211 N Magnolia Avenue
Orlando, Florida 32801

Section 1.06 Registered Agent and Registered Office

The initial Registered Agent's name is David A Yergey, Jr. and the original registered addresses are as follows:

1740 North Orange Blossom, LLC,
A Florida Limited Liability Company
Articles of Organization

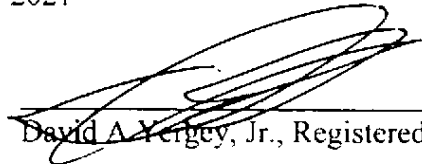
Physical Address:
211 N. Magnolia Avenue
Orlando, Florida 32801

Mailing Address:
211 N. Magnolia Avenue
Orlando, Florida 32801

Section 1.07 Registered Agent Consent

I, David A Yergey, Jr., a natural person and resident of Florida, accept the appointment as Registered Agent of 1740 North Orange Blossom, LLC, a Florida Limited Liability Company. I understand that my responsibilities as agent are to receive service of process, notices, and demands; to forward mail; and to notify the Office of the Secretary of State immediately if I resign or if the registered office address changes from the addresses stated above.

Dated: November 3, 2021



David A Yergey, Jr., Registered Agent

Section 1.08 Organizer's Name and Address

D. Arthur Yergey, 481 Alberta Drive, Winter Park, Florida 32789

Section 1.09 Additional Contributions

The Operating Agreement specifies the times and amounts of additional contributions to the Company.

Section 1.10 Additional Members

The Company has the right to admit additional Members to the Company under the terms and conditions of the Company's Operating Agreement. Any Member who is later admitted as a Member of the Company will have all of the rights and obligations of an original Member under the Operating Agreement. Any transferee of a Member's Interests in the Company must be treated as an Assignee until that transferee is admitted as an Additional or Substitute Member, if ever, under the Operating Agreement.

Section 1.11 Business Continuation

If a Company Member's membership in the Company is terminated by an event, the remaining Members and Managers of the Company have the right to continue the Company's business under the terms of the Operating Agreement. A terminating event may include the Member's death, disability, retirement, resignation, withdrawal, expulsion, or bankruptcy. If the remaining Members and Managers fail to continue the

Company's business according to the terms of the Operating Agreement, the Company must be dissolved and liquidated under the Act and the Operating Agreement.

Section 1.12 Operating Agreement and Authority

To the extent not expressly required by and provided for in the Act, the manner in which the Company conducts its business and affairs, the duties and authority of its Members and Managers, and the rights and obligations of its Members and Managers must be set forth in the Operating Agreement adopted by the initial Members and Managers of the Company. This Operating Agreement may be amended from time to time according to its provisions.

Section 1.13 Management

The Company's Managers will manage the Company's business. The Managers have exclusive authority to act for the Company in all matters. The authorities and duties of the Managers are set forth in the Operating Agreement. The names and addresses of the initial Managers are:

David A Yergey, Jr.
269 Salvador Square
Winter Park, Florida 32789

Palmer A. Yergey
805 Edgewater Drive
Orlando, Florida 32804

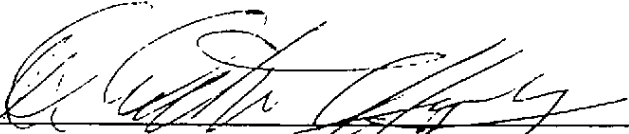
Section 1.14 Indemnification and Liability

As determined by the Managers of the Company, the Company may indemnify and advance expenses to a Member, Manager, employee, or agent of the Company in connection with any proceeding, to the extent permitted by applicable laws and statutes, the Act and the Company's Operating Agreement.

Section 1.15 Transferability of Interest

Interest in the Company is nontransferable except as specifically set forth in the Company's Operating Agreement.

Signed on NOVEMBER 3, 2021


D. Arthur Yergey, Organizer

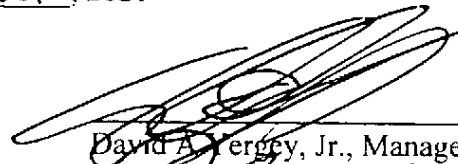
Appointment and Consent to Serve as Registered Agent

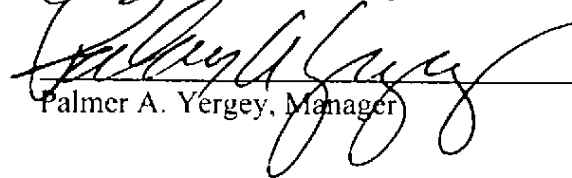
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TO: Secretary of State

KNOW ALL MEN BY THESE PRESENTS that David A Yergey, Jr. of 211 N. Magnolia Avenue, Orlando, Florida 32801, a natural person and resident of Orange County, being the County in which the registered office of 1740 North Orange Blossom, LLC is located, whose principal place of business is located at the address stated above, is hereby appointed as the person on whom process, tax notices and demands against the 1740 North Orange Blossom, LLC may be served.

Dated this 2nd day of November, 2021



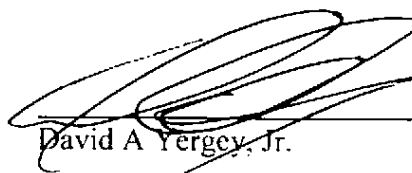
David A. Yergey, Jr., Manager


Palmer A. Yergey, Manager

Acceptance

I, David A Yergey, Jr. the undersigned, hereby accept the appointment as agent of the 1740 North Orange Blossom, LLC upon whom process, notices and demands may be served. I understand that as agent it will be my responsibility to receive service of process, to forward mail, and to immediately notify the Office of the Secretary of State in the event of my resignation or of any changes in the Registered Office Address.

Dated this 2ND day of NOVEMBER, 2021



David A Yergey, Jr.