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WALTER M. TOVKACH

ATTORNEY AT LAW

ALSO ADMITTED IN
OHIO & NORTH CAROLINA

TELEPHONE
(352) 371-4656

Post Office Box 358731
Gainesville, Florida 32635-8731

LLM IN TAXATION

November 16, 2021

Secretary of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32301

Re: NEW COMMERCIAL RENTALS, LLC

Ladies and Gentlemen:

Enclosed please find the original and one (1) copy of the Articles of Organization for the above referenced limited liability company along with our check in the amount of \$155.00 to cover the cost of filing same. Please return the certified copy to this office.

After the original Articles of Organization have been filed, please certify the enclosed copy and return it to me.

Very truly yours,



Walter M. Tovkach

(KAT)

WMT:kat

enclosure

ARTICLES OF ORGANIZATION
OF
NEW COMMERCIAL RENTALS, L.L.C.

21 DEC 26 PM 12:43
A. ...

1. Name. The name of the limited liability Company (hereinafter referred to as "Company") is: NEW COMMERCIAL RENTALS, L.L.C.

2. Existence. The Company shall have perpetual existence commencing on January 1, 2022.

3. Location. The street address of the principal office and mailing address of the Company is 3321 NW 18th Avenue, Gainesville, Florida, 32605.

4. Purpose. The purpose for which the limited liability company is organized is to own and rent commercial real estate.

5. Registered Agent. The initial street address in the State of Florida of the initial registered office of the Company is 3321 NW 18th Avenue, Gainesville, Florida, 32605, and the name of its initial registered agent at such address is PATRICIA SPEARS NEW.

6. Additional Members. The members may admit such additional members on such terms and conditions as they may unanimously agree.

7. Continuation. A majority of the remaining members of the Company shall have the right to continue the Company in existence 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.

8. Management. The Company shall be managed by one or more managers as set forth in the Regulations. The initial managers shall serve until the first meeting of the members or until their successor is elected and qualifies. The initial manager is: PATRICIA SPEARS NEW, and the mailing address is 3321 NW 18th Avenue, Gainesville, Florida, 32605.

9. Limitation on Agency Authority of Members. Pursuant to Chapter 605 of the Revised Florida Limited Liability Company Act, no member of the Company shall be an agent of the Company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a member, except for the managing member as designated in these Articles.

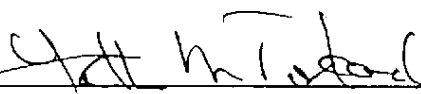
The undersigned, being an original member of the Company and the registered agent hereinbefore named, for the purpose of forming a Florida limited liability Company to do business both within and without the State of Florida, does make, subscribe, acknowledge and file these Articles, hereby declaring and certifying that the facts herein stated are true and that the undersigned is familiar with and accepts the duties and obligations as registered agent for said Company and accordingly, has executed this document on this 16 day of December, 2021.



PATRICIA SPEARS NEW,
Organizer/Registered Agent

STATE OF FLORIDA
COUNTY OF ALACHUA

Subscribed and sworn to before me this 16th day of December, 2021,
by PATRICIA SPEARS NEW, who is ✓ personally known to me, or _____ who
produced _____ as identification.



Notary Public
My Commission Expires:

