

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

**L22000242659  
FILED 8:00 AM  
May 25, 2022  
Sec. Of State  
jsdennis**

**Article I**

The name of the Limited Liability Company is:

13TH AND PARK HOLDINGS, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

4538 AGUILA PL  
ORLANDO, FL. 32826

The mailing address of the Limited Liability Company is:

4538 AGUILA PL  
ORLANDO, FL. 32826

**Article III**

Other provisions, if any:

THE PURPOSE OF THE COMPANY SHALL BE TO BUY, SELL, LEASE,  
ENCUMBER AND CONVEY REAL ESTATE AND ENGAGE IN ANY OTHER  
LAWFUL BUSINESS. ANY MANAGER, ACTING JOINTLY OR  
SEVERALLY, MAY EXECUTE DOCUMENTS BINDING UPON THE COMPANY.

**Article IV**

The name and Florida street address of the registered agent is:

JOSEPH E. SEAGLE, P.A.  
924 W COLONIAL DR  
ORLANDO, FL. 32804

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.

Registered Agent Signature: JOSEPH E. SEAGLE, PRESIDENT

## **Article V**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
MORGAN BRABBS  
4538 AGUILA PL  
ORLANDO, FL. 32826 US

Title: MGR  
CHRISTINE BRABBS  
6707 CREWS WOOD LN  
LAKELAND, FL. 33813 US

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Signature of member or an authorized representative

Electronic Signature: JOSEPH E. SEAGLE

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.