

L22000422370

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

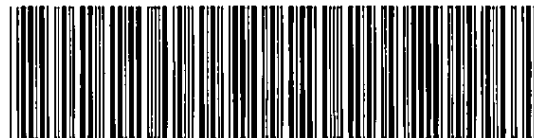
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



100394724501

S. CHATHAM

SEP 30 2022

09/29/22--01009--011 \*\*125.00

FILED  
RECEIVED  
2022 SEP 29 PM 3:04  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

FRANCHISE REALTY GROUP LLC

Signature \_\_\_\_\_

Requested by: BA

9/28

Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

174 Pender's Printing • Thomasville, GA 30762

\_\_\_\_ Art of Inc. File \_\_\_\_\_  
\_\_\_\_ LTD Partnership File \_\_\_\_\_  
\_\_\_\_ Foreign Corp. File \_\_\_\_\_  
✓ \_\_\_\_ L.C. File \_\_\_\_\_  
\_\_\_\_ Fictitious Name File \_\_\_\_\_  
\_\_\_\_ Trade/Service Mark \_\_\_\_\_  
\_\_\_\_ Merger File \_\_\_\_\_  
\_\_\_\_ Art. of Amend. File \_\_\_\_\_  
\_\_\_\_ RA Resignation \_\_\_\_\_  
\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_  
\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_  
\_\_\_\_ Cert. Copy \_\_\_\_\_  
✓ \_\_\_\_ Photo Copy \_\_\_\_\_  
\_\_\_\_ Certificate of Good Standing \_\_\_\_\_  
\_\_\_\_ Certificate of Status \_\_\_\_\_  
\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_  
\_\_\_\_ Corp Record Search \_\_\_\_\_  
\_\_\_\_ Officer Search \_\_\_\_\_  
\_\_\_\_ Fictitious Search \_\_\_\_\_  
\_\_\_\_ Fictitious Owner Search \_\_\_\_\_  
\_\_\_\_ Vehicle Search \_\_\_\_\_  
\_\_\_\_ Driving Record \_\_\_\_\_  
\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_  
\_\_\_\_ UCC 11 Search \_\_\_\_\_  
\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_  
\_\_\_\_ Courier \_\_\_\_\_

# ARTICLES OF ORGANIZATION FOR

## Franchise Realty Group LLC

The undersigned, for the purpose of forming a company under the Florida Limited Liability Act, hereby adopts the following Articles of Organization.

### ARTICLE I: NAME

The name of the company is **Franchise Realty Group LLC**

### ARTICLE II: PRINCIPAL OFFICE

The principal office of the company is **25 N.E. 2nd Avenue, Delray Beach, Florida 33444**

SECRET  
FILED  
4-27-29  
F.L.L.C.

### **ARTICLE III: MAILING ADDRESS**

The name and address of the mailing address is **2255 Glades Road, Suite 122-A, Boca Raton, FL 33431**

### **ARTICLE IV: INITIAL REGISTERED AGENT AND ADDRESS**

The name and address of the initial registered agent is **VIP Business Consulting LLC, 2255 Glades Road, Suite 122-A, Boca Raton, FL 33431**

### **ARTICLE V: MANAGERS**

The name and address of each initial person authorized to manage and control the Limited Liability Company:

**Costas Maltezos, Manager, 2255 Glades Road, Suite 122-A, Boca Raton, FL 33431**

**John Kavadas, Manager, 2255 Glades Road, Suite 122-A, Boca Raton, FL 33431**

**Antoine Hage Moussa, Manager, 2255 Glades Road, Suite 122-A, Boca Raton, FL 33431**

**Christiana Kavadas, Manager, 2255 Glades Road, Suite 122-A, Boca Raton, FL 33431**

The undersigned has executed these Articles of Organization for filing purposes this 28<sup>th</sup> day of September 2022.

**/S/ Costas Maltezos as Authorized Representative for Franchise Realty Group LLC**

---

**Authorized Representative**

2 SEP 29 PM 3:03  
STATE OF FLORIDA  
SECRETARY OF STATE

CERTIFICATE OF DESIGNATION

REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of the Florida Statutes, the mentioned company, organized under the laws of the state of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the company is: **Franchise Realty Group LLC**
2. The name and street address of the registered agent and office is:

**VIP Business Consulting LLC, 2255 Glades Road, Suite 122-A, Boca Raton, FL 33431**

HAVE BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED 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.

**/S/ VITOR J BIDART**

**VITOR J BIDART for VIP Business Consulting LLC**