

L23000056238

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H23000047436 3)))



H230000474363ABC3

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP.
Account Number : 076666002140
Phone : (727)461-1818
Fax Number : (727)441-8617

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: LINDAB@JPFIRM.COM

FLORIDA LIMITED LIABILITY CO. VERONICA REAL ESTATE, LLC

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

2023 FEB 6 PM 12:11

23 FEB -6 PM 12:35

ARTICLES OF ORGANIZATION OF VERONICA REAL ESTATE, LLC

The undersigned authorized representative does hereby certify that the persons so identified herein have associated themselves together for the purpose of forming a limited liability company (the "*Company*") under the laws of the State of Florida.

ARTICLE I NAME

The name of the Company shall be: VERONICA REAL ESTATE, LLC.

ARTICLE II ADDRESS AND PLACE OF BUSINESS

The address of the principal office and the mailing address of this Company shall be:

Principal Office

285151 Corbara Place
Wesley Chapel, Florida 33543

Mailing Address

285151 Corbara Place
Wesley Chapel, Florida 33543

ARTICLE III PERIOD OF DURATION

The period of duration of the Company shall be perpetual.

ARTICLE IV GENERAL POWERS

The Company is formed for the purpose of conducting and undertaking, and shall have the power to conduct and undertake, any and all activities and actions authorized under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes.

ARTICLE V MANAGEMENT

All powers of the Company shall be exercised by or under the authority of the manager and, except as otherwise provided in the operating agreement of the Company, if any ("*Operating Agreement*"), the business and affairs of the Company shall be managed by or under the direction of the manager. The initial Manager of the Company shall be **Jamie A. Caballero**, whose mailing address is 285151 Corbara Place, Wesley Chapel, Florida 33543 and whose physical address is 285151 Corbara Place, Wesley Chapel, Florida 33543.

23 FEB -
11:35

ARTICLE VI OPERATING AGREEMENT

The members of the Company may adopt an operating agreement pertaining to the regulation, management, and other affairs of the Company (previously defined as the "Operating Agreement"), provided that such Operating Agreement shall not be inconsistent with these Articles of Organization or with the laws of the State of Florida. The Operating Agreement may be repealed or altered only in the manner now or hereafter prescribed therein, consistent with the laws of the State of Florida.

ARTICLE VII REGISTERED OFFICE AND REGISTERED AGENT

The street address of the Company's initial registered office in Florida is **401 E. Jackson Street, Suite 3100, Tampa, FL 33602**, and the name of its initial registered agent is **Jeffrey M. Gad**. The Company may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Section 605.0116, Florida Statutes.

ARTICLE VIII ACKNOWLEDGMENT

The members of the Company, through their undersigned authorized representative, do hereby certify that the foregoing constitutes the proposed Articles of Organization of **VERONICA REAL ESTATE, LLC**. These Articles of Organization may be amended from time to time by consent of the members holding a majority of the voting interests of the Company, or otherwise in the manner now or hereafter prescribed in the Company's Operating Agreement, consistent with the laws of the State of Florida.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization this 6th day of February, 2023.



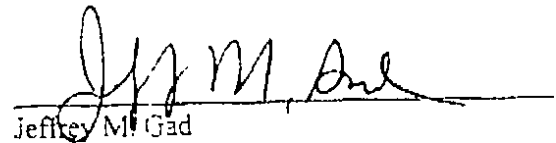
Jeffrey M. Gad, Authorized Representative

23 FEB - 1
11:12:35

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of VERONICA REAL ESTATE, LLC, the undersigned accepts such an appointment, agrees to act in such capacity and is familiar with and accepts the obligations set forth in Section 605.0113, Florida Statutes.

Executed this 6th day of February, 2023.


Jeffrey M. Gad

23 FEB -5 PM 12:35
AMERICAN REAL ESTATE