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FLORIDA LIMITED LIABILITY CO.

SUTHERLAND REALTY HOLDINGS VII, LLC

T. MATTHEWS

OCT -4 2023

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ARTICLES OF ORGANIZATION 2023 OCT -3 PM 4:45  
OF  
SUTHERLAND REALTY HOLDINGS VII, LLC OF STATE  
FLORIDA, FL

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby sets forth the following Articles of Organization (these "Articles"):

## ARTICLE I

Name

The name of this Company shall be: SUTHERLAND REALTY HOLDINGS VII, LLC

## ARTICLE II

Place of Business

The principal place of business and mailing address of this Company shall be 2570 Coral Landings Blvd., Palm Harbor, Florida 34684, and such other place or places as may be designated by the manager from time to time.

## ARTICLE III

Registered Agent and Office

The initial registered agent for this Company shall be Chestnut Business Services, LLC, a Florida limited liability company, and the address of the registered agent for service of process shall be 311 Park Place Boulevard, Suite 300, Clearwater, Florida 33759.

## ARTICLE IV

Management of Business

The Company shall be manager-managed. The initial managers of the company are Paul Toomey and Margot Toomey, whose mailing address is 2570 Coral Landings Blvd., Palm Harbor, Florida 34684.

The undersigned has executed these Articles of Organization this 2<sup>nd</sup> day of October 2023.



STEVEN A. WILLIAMSON,  
Authorized Representative

Prepared By:

Steven A. Williamson, Esquire  
Johnson, Pope, Bokor, Ruppel & Burns, LLP  
311 Park Place Blvd., Suite 300  
Clearwater, Florida 33759  
(727) 461-1818  
Bar No. 655961


**CERTIFICATE OF DESIGNATION**  
**AND ACCEPTANCE OF REGISTERED AGENT**

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Company at 311 Park Place Blvd., Suite 300, Clearwater, Florida 33759, hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties hereunder.

Dated this 2<sup>nd</sup> day of October 2023.

CHESTNUT BUSINESS SERVICES, LLC,  
a Florida limited liability company

By: \_\_\_\_\_

  
Steven A. Williamson,  
Vice President

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