

10/03/2023 2:05 PM FAX 954-617-2100
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Florida Department of State
Division of Corporations
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To:
Division of Corporations
Fax Number : (850)617-6381

From:
Account Name : FILINGS, INC.
Account Number : 072720000101
Phone : (954)791-2100
Fax Number : (954)583-4117

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

Email Address: _____

**FLORIDA LIMITED LIABILITY CO.
1600 Dixie, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

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ARTICLES OF ORGANIZATION
OF
1600 Dixie, LLC

ARTICLE I – NAME

The name of this Limited Liability Company is 1600 Dixie, LLC.

ARTICLE II – DURATION

The period of duration of this Limited Liability Company shall be perpetual from the date of the issuance of a Certificate of Organization from the State of Florida.

ARTICLE III - PRINCIPAL OFFICE / MAILING ADDRESS

The principal place of business shall be:

100 Southwest Albany Avenue, #110
Stuart, FL 34994

and the mailing address of this Company is:

100 Southwest Albany Avenue, #110
Stuart, FL 34994

ARTICLE IV - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Limited Liability Company is 3732 Northwest 16th Street, Fort Lauderdale, FL 33311 and the name of the initial Registered Agent of this Limited Liability Company at that address is Filings, Inc., a Florida corporation.

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ARTICLE V - MANAGEMENT

The management of this Limited Liability Company is reserved to the Manager or Managers of the Company. The Manager or Managers as appointed by the Member or Members of this Limited Liability Company shall be authorized to manage and control this Limited Liability Company. The authority of the Manager or Managers to bind this Limited Liability Company may be subject to limitations as provided in the Operating Agreement of this Company. Unless earlier reaffirmed, revised, revoked or cancelled by the Members of this Limited Liability Company, this Authority shall be cancelled 5 years from the date of the issuance of a Certificate of Organization from the Secretary of State of the State of Florida.

The names and addresses of the Managers are:

Bryan K. Gardner
100 Southwest Albany Avenue, #110
Stuart, FL 34994

Lori L. Gardner
100 Southwest Albany Avenue, #110
Stuart, FL 34994

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NOTARY PUBLIC
WILKINSON, FL

ARTICLE VI - MEMBERS

This Limited Liability Company has one Member whose name and address is:

Gardner Holdings, LLC
100 Southwest Albany Avenue, #110
Stuart, FL 34994

No additional Members shall be admitted to this Limited Liability Company unless all Members, including any additional Members, other than original Members, shall unanimously agree, and on such terms and conditions as shall be agreed unanimously.

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The death, retirement, resignation, expulsion, bankruptcy or dissolution of any Member, or the occurrence of any event which terminates the continued membership of a Member of this Limited Liability Company, shall terminate this Company, unless, the remaining Members shall unanimously agree to continue the business of the Company, in which event, this Company shall not so terminate.

IN WITNESS WHEREOF, the undersigned Organizer has executed these Articles of Organization on the date of signing.

Dated: October 2, 2023

Filings, Inc.

By Robert Hayden, Vice-President

Authorized Representative
of a Member

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CLERK OF DISTRICT COURT
NORTH DAKOTA
FBI

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Certificate designating place of business or domicile for the service of process within Florida, naming agent upon whom process may be served.

In compliance with section 605.0201, Florida Statutes, the following is submitted:

First that, 1600 Dixie, LLC desiring to organize or qualify under the law of the State of Florida, has named Filings, Inc., a Florida corporation located at 3732 Northwest 16th Street, Fort Lauderdale, FL 33311 as its agent to accept process of service within Florida.

Dated: October 2, 2023

Filings, Inc.

By Robert Hayden, Vice-President

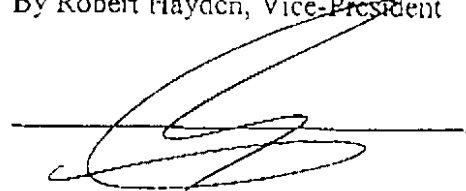
Authorized Representative
of a Member

Having been named to accept process of service for the above stated Limited Liability Company, at the place designated in this certificate, I hereby agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: October 2, 2023

Filings, Inc.

By Robert Hayden, Vice-President



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