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FLORIDA LIMITED LIABILITY CO.

12 SE 1ST STREET #304 LLC

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**ARTICLES OF ORGANIZATION  
OF  
12 SE 1ST STREET #304 LLC  
a Florida Limited Liability Company**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 605, hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I - NAME**

The name of the limited liability company shall be 12 SE 1ST STREET #304 LLC ("Company").

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the Company shall be 12 SE 1st Avenue, Apartment 304, Delray Beach FL 33444.

**ARTICLE III - MANAGEMENT**

The name and address of each person authorized to manage and control the Limited Liability Company shall be as follows. The company shall be managed in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law of these articles of organization.

<u>TITLE</u>	<u>NAME</u>	<u>ADDRESS</u>
MGR	Tracy Lynn Murphy	12 SE 1st Avenue Apartment 304 Delray Beach FL 33444

"AMBR" = Authorized Member  
"MGR" = Manager

10/7/2023

**ARTICLE IV - EFFECTIVE DATE**

The effective date of the existence of this company shall be upon the filing of these Articles of Organization.

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## ARTICLE V - ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all of the other members of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

## ARTICLE VI - MEMBERS' RIGHT TO CONTINUE BUSINESS

The Company shall not be dissolved on the death, bankruptcy, or dissolution of a member provided that the business of the Company is continued by the consent of all the remaining members, and provided there is at least one (1) remaining member.

## ARTICLE VII - REGISTERED OFFICE AND AGENT

The name and address of the registered agent of the Company in the State of Florida is Tracy Lynn Murphy, 12 SE 1st Avenue, Apartment 304, Delray Beach FL 33444.

## ARTICLE VII : CAPITAL CONTRIBUTIONS

The members of the Company shall contribute to the capital of the Company

## ARTICLE IX - ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the Company only on the unanimous consent of all the members.

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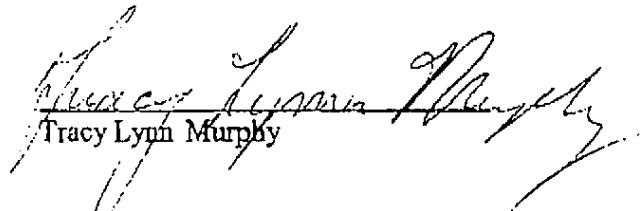
This instrument prepared by: Reyer Law Group, P.A.  
5301 N. Federal Highway, Suite 130, Boca Raton, Florida 33487  
Telephone #: (561) 241-9003 \* Florida Bar #: 0936022

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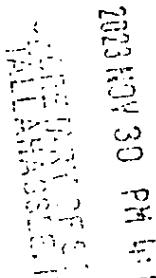
IN WITNESS WHEREOF, the undersigned authorized representative of a member has made and subscribed these articles of organization in the City of Delray Beach, FL, in the State of Florida, on this 24 day of November, 2023.

**AUTHORIZED REPRESENTATIVE OF A MEMBER:**



Tracy Lynn Murphy

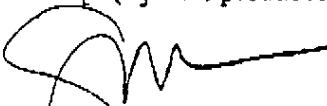
STATE OF FLORIDA  
COUNTY OF PALM BEACH



The foregoing instrument was sworn to and acknowledged before me by means of [  ] physical presence or [  ] online notarization, on November 24, 2023, by Tracy Lynn Murphy, who:

[  ] is personally known to me, or

[  ] has produced identification in the form of: MA DL



Notary Public



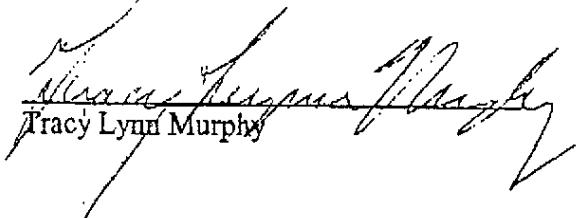
SARAH AILEEN BRENNAN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires January 12, 2029

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**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT**

The undersigned, being the person named in the Articles of Organization of 12 SE 1ST STREET #304 LLC, as the registered agent of this limited liability company, hereby consents to accept service of process for the above stated Company at the place designated in the articles of organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accepts the obligations of the position of registered agent.

**REGISTERED AGENT:**

  
Tracy Lynn Murphy

10:43 AM 03 NOV 2023

REYER  
LAW GROUP, P.A.