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CAPITAL CONNECTION, INC.

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

ALLENS APARTMENTS, LLC

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Thank you Seth Neeley



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Name

Date

Time

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**ARTICLES OF ORGANIZATION
OF
ALLENS APARTMENTS, LLC**

We, the undersigned, hereby form and create a limited liability company pursuant to Chapter 605 and Fla. Stat. §605.201 of the laws of the State of Florida, and do hereby execute and adopt these Articles of Organization to be filed with the Florida Department of State and hereby state and certify the following:

ARTICLE I - NAME OF LIMITED LIABILITY COMPANY

In accordance with Fla. Stat. §§605.0112 and 605.0201(2)(a), the limited liability company's name shall be "ALLENS APARTMENTS, LLC".

ARTICLE II - PERIOD OF DURATION OF LIMITED LIABILITY COMPANY

This limited liability company shall have an indefinite duration in accordance with Fla. Stat. §605.0108(3). This limited liability company's existence shall begin at the date and time when these Articles of Organization are filed with the Florida Department of State, all in accordance with Fla. Stat. §§605.0201(4) and 605.0207.

ARTICLE III - LOCATION OF PRINCIPAL OFFICE

As required under Fla. Stat. §605.0201(2)(b), the mailing and street address of this limited liability company's principal office is as follows:

Mailing and Street Address:

713 Elizabeth Street
Key West, Florida 33040

ARTICLE IV - REGISTERED OFFICE AND REGISTERED AGENT

The street address of this limited liability company's initial registered address in the State of Florida is 1009 Simonton Street, Key West, FL 33040. The name of the registered agent at such registered office is **RICHARD M. KLITENICK, ESQ.** The written acceptance of the Company's initial registered agent as required under Fla. Stat. §605.0201(2)(c) is affixed to the end of these Articles.

ARTICLE V - ADMISSION OF NEW MEMBERS

Members may admit additional new Members in compliance with the terms and conditions of this article. A new Member may be admitted into this limited liability company only if (i) such new Member acquires ownership units in this limited liability company, (ii) any first refusal rights or other restrictions on ownership unit transferability granted under any operating agreement then in effect governing this limited liability company are complied with, (iii) such new Member agrees to comply with any operating agreement then in effect governing this limited liability company and (iv) such new Member executes such instruments as the other Members determine are necessary or desirable to effect such admission and to confirm the agreement of the person or entity being admitted as a new Member to be bound by all the covenants, terms and conditions of these Articles of Organization and any operating agreement then governing this limited liability company then in effect. Said new Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an amount commensurate with the formula prescribed in Article IX hereof. In accordance with Fla. Stat. §605.0403(5) (or successor section), any Member who fails to make a required capital contribution under the terms of the Operating

Agreement shall forfeit such defaulting Member's membership interest and such individual shall not become a Member of this limited liability company.

ARTICLE VI - CONTINUATION OF BUSINESS

The remaining Members of this limited liability company are specifically given the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or the occurrence of an event which terminates the continued membership of a Member in this limited liability company; it being the intent of the Members hereunder that the existence of this limited liability company be for the duration set forth in Article II hereof.

ARTICLE VII - COMPOSITION OF MANAGEMENT

In accordance with Fla. Stat. §605.0201(3)(a), this limited liability company shall be managed as a Manager-managed company for purposes of Fla. Stat. §605.0407 and other relevant provisions of Chapter 605 of the Florida Statutes. This limited liability company shall be managed, as a Manager-managed limited liability company, by three (3) Managers, PATRICIA J. ALLEN, MISTY A. BARNES, ESQ., and CALVIN J. ALLEN, ESQ.; provided, however, that PATRICIA J. ALLEN shall retain the right to remove and replace any other Manager during her lifetime and appoint a new Manager in such removed Manager's place and stead. Accordingly, this limited liability company is to be a Manager-managed company as set forth in Fla. Stat. §§605.0407(1)(a) and 605.0201(3)(a) and shall be so managed by PATRICIA J. ALLEN, MISTY A. BARNES, ESQ., and CALVIN J. ALLEN, ESQ. as aforesaid. Upon the resignation, death, or retirement of any Manager the company shall continue to be managed by the remaining Managers. If all such Managers die, resign or retire, a successor Manager shall be selected (i) in accordance with any then adopted operating agreement governing this limited liability company or (ii) if no such operating

agreement has been so adopted, by majority percentage vote of Members holding a majority of Units in this limited liability company. In accordance with the foregoing, the names and addresses of the Manager of this limited liability company is:

<u>Name of Manager</u>	<u>Address</u>
PATRICIA J. ALLEN	715 Elizabeth Street Key West, Florida 33040
MISTY A. BARNES, ESQ.	510 NW 84 th Avenue, Unit 215 Plantation, Florida 33324
CALVIN J. ALLEN, ESQ.	715 Elizabeth Street Key West, Florida 33040

Notwithstanding anything to the contrary contained in Fla. Stat. §605.0407 or §605.0404(2) (or successor sections) the Managers shall have sole discretion in making decisions to make distributions to members from this limited liability company. Furthermore, since this limited liability company is to be a manager-managed company, the Managers herein named shall have all of the rights afforded under Fla. Stat. §605.0407(3) (or successor statute); and the rights afforded the Managers hereunder shall not be abridged by any subsequent amendments to this limited liability company's operating agreement.

ARTICLE VIII – OWNERSHIP UNITS

The maximum number of ownership units that this limited liability company is authorized to have outstanding is ten thousand (10,000) units. This limited liability company is not obligated to issue all of its authorized outstanding units but rather may issue to initial Members a portion of its authorized ownership units and reserve a portion of such ownership units for future authorization to future Members, if any. Each of such ownership units shall represent the ownership of that

percentage of the total units outstanding at any time as is the equivalent of the ratio in which one is the numerator and the total number of units outstanding is the denominator. Each Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an amount specified in the Operating Agreement or as specified in Fla. Stat. §605.0404 if the Operating Agreement is silent as to that matter.

ARTICLE IX – PURPOSE OF LIMITED LIABILITY COMPANY

The purpose for which this limited liability company is formed is to engage in any lawful acts or other activities for which limited liability companies may be formed under Chapter 605 of the Florida Statutes. Additionally, this limited liability company shall engage in ownership and operation of investment real properties.

ARTICLE X - STATEMENT OF AUTHORITY

This limited liability company may file a statement of authority as so provided in Fla. Stat. §605.0302. Such statement of authority may encompass all or any matters set forth in Fla. Stat. §605.0302.

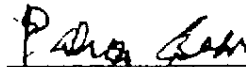
ARTICLE XI -OPERATING AGREEMENT

This limited liability company may adopt an "Operating Agreement" which shall govern the operations of this limited liability company, shall prescribe the method for electing managers and designating successors (except as provided in Article VIII hereof), shall, if the Members so elect, grant first refusal rights or other restrictions on ownership unit transferability and govern legal arrangements among Members. Such Operating Agreement shall comply with provisions of Fla. Stat. §§605.0105 and 605.0106; provided, however, that any amendment or alternation of the Operating Agreement of this limited liability company shall strictly comply with any amendment

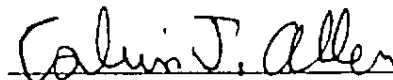
procedure contained in the Operating Agreement unless all Members unanimously otherwise agree in writing. The provisions of Chapter 605 of the Florida Statutes entitled the "Florida Revised Limited Liability Company Act" shall govern this limited liability company except to the extent overridden by specific provisions of any Operating Agreement then governing this limited liability company.

IN WITNESS WHEREOF, the undersigned, members of this limited liability company have executed these Articles of Organization on this 28th day of November, 2023.

ALLENS APARTMENTS, LLC



PATRICIA J. ALLEN, as Trustee of the
Patricia J. Allen Revocable Trust dated
October 27, 2023, Member



CALVIN J. ALLEN, ESQ., Member

remainder of page intentionally left blank

STATE OF FLORIDA)
):SS
COUNTY OF MONROE)

I HEREBY CERTIFY that on this 28th day of November, 2023, before me, an officer duly authorized to administer oaths and take acknowledgments in the state and county aforesaid, the foregoing instrument was acknowledged by means of ☒ physical presence or ☐ online notarization by PATRICIA J. ALLEN, ☒ who is personally known to me, or ☐ who has produced _____ as identification, and she acknowledged to me that she executed this document freely and voluntarily for the purposes herein expressed.

(STAMP/SEAL)



Harold E. Wolfe, Jr.
Notary Public-State of Florida

STATE OF FLORIDA)
):SS
COUNTY OF MONROE)

I HEREBY CERTIFY that on this 13 day of December, 2023, before me, an officer duly authorized to administer oaths and take acknowledgments in the state and county aforesaid, the foregoing instrument was acknowledged by means of ☐ physical presence or ☐ online notarization by CALVIN J. ALLEN, ☒ who is personally known to me, or ☐ who has produced N/A as identification, and he acknowledged to me that he executed this document freely and voluntarily for the purposes herein expressed.

(STAMP/SEAL)




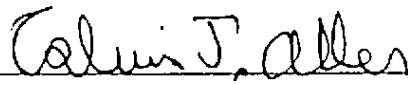
Natalie Bagle Gouge
Notary Public-State of Florida

**CERTIFICATION 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 605.0113, Florida Statutes, the following is submitted:

That **PATRICIA J. ALLEN**, and **CALVIN J. ALLEN, ESQ.** desiring to organize or qualify under the laws of the State of Florida as a limited liability company with its principal place of business in the City of Key West, County of Monroe, State of Florida, has named **RICHARD M. KLITENICK, ESQ.**, as its agent to accept service of process.

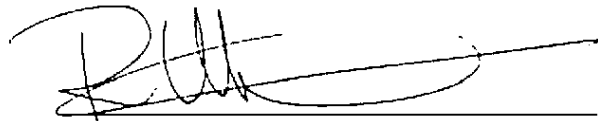
Signature: 
PATRICIA J. ALLEN, Trustee
Title: Incorporating Member
Date: November 28th, 2023

Signature: 
CALVIN J. ALLEN, ESQ.
Title: Incorporating Member
Date: November 13, 2023
December

ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT

Pursuant to the provisions of the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes and Florida Statutes §605.0113, the undersigned does hereby accept his appointment as Registered Agent on whom process may be served within the State of Florida for this limited liability company named in the foregoing Articles of Organization and by affixing such Registered Agent's signature below states that he is familiar with, and accepts the obligations of that position.

REGISTERED AGENT:



RICHARD M. KLITENICK, ESQ.

DATE: ~~November~~ _____, 2023

~~December~~ 13
