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**FLORIDA LIMITED LIABILITY CO.
 ROSEMARY TOWNHOME DEVELOPMENT LLC**

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**ARTICLES OF ORGANIZATION
OF
ROSEMARY TOWNHOME DEVELOPMENT LLC**

The undersigned, acting as the authorized representative does hereby certify that the person so identified herein has formed a limited liability company (the "Company") under the laws of the State of Florida and under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes as amended (the "Act"), and pursuant to the Act, hereby sets forth the following Articles of Organization (these "Articles");

ARTICLE I: NAME

The name of the Company shall be Rosemary Townhome Development LLC.

ARTICLE II: ADDRESS AND PLACE OF BUSINESS

The initial address of the principal office and the mailing address of this Company shall be: 9314 Exposition Drive, Tampa FL 33626.

ARTICLE III: DURATION AND PURPOSE

The period of duration of the Company shall be perpetual. 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 Act.

ARTICLE IV: MANAGEMENT

The Company shall be manager-managed, and all powers of the Company shall be exercised by or under the authority of the manager, except as otherwise provided in the operating agreement of the Company. The initial manager shall be Vollmer Real Estate Investments LLC.

ARTICLE V: REGISTERED OFFICE AND REGISTERED AGENT

The street address of the Company's initial registered office in Florida is 9314 Exposition Drive, Tampa FL 33626, and the name of its initial registered agent is Maximilian Vollmer. 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 605.0113 of the Act.

ARTICLE VI: ACKNOWLEDGMENT

The initial members of the Company, through their undersigned authorized representative, do hereby certify that the foregoing constitutes the articles of organization of Rosemary Townhome Development LLC.

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization effective for all purposes as of February 19, 2024.



Maximilian Vollmer, Authorized Representative

ROSEMARY TOWNHOME DEVELOPMENT LLC

ACCEPTANCE OF SERVICE AS REGISTERED AGENT

The undersigned, having been named as registered agent to accept service of process for the above-named limited liability company, at the registered office designated in the Articles of Organization, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of the position of registered agent under the laws of the State of Florida.

DATED this 19th day of February, 2024.



MAXIMILIAN VOLLMER

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