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FLORIDA LIMITED LIABILITY CO.
2027 RICHLAND AVE, LLC

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**ARTICLES OF ORGANIZATION
OF
2027 RICHLAND AVE, LLC**

These Articles of Organization are submitted for the purpose of forming a limited liability company pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as the same may from time to time be amended, superseded or replaced (the "Act").

ARTICLE I - NAME

The name of this limited liability company (the "Company") is 2027 Richland Ave, LLC.

ARTICLE II - ADDRESS

The initial address of the principal office of the Company is 2027 Richland Ave., Lakewood, Ohio 44107 and the initial mailing address of the Company is 120 Myra Street, Neptune Beach, Florida 32266.

ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT

The name and street address of the initial registered agent of the Company is Anthony Petrone at 120 Myra Street, Neptune Beach, Florida 32266.

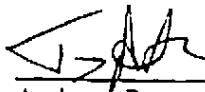
ARTICLE IV - MANAGEMENT OF THE COMPANY

The Company is to be managed by its members and is, therefore, a member-managed company. The initial sole member and authorized representative of the Company is Anthony Petrone.

ARTICLE V - LIMITED LIABILITY

Except as otherwise expressly provided by the Act, no member, manager, officer, agent or employee of the Company shall be personally liable for the debts, obligations or liabilities of the Company, whether arising in contract, tort or otherwise, or for the acts or omissions of any other member, manager, officer, agent or employee of the Company.

IN WITNESS WHEREOF, the undersigned, being an authorized representative of the Member of the Company, has executed these Articles of Organization this ___ day of March, 2024. In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



Anthony Petrone, Authorized Representative

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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 605.0113, Florida Statutes, the below named limited liability company, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida:

1. The name of the limited liability company is:

2027 Richland Ave, LLC

2. The name and address of the registered agent and office is:

**Anthony Petrone
120 Myra Street
Neptune Beach, FL 32266**

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED LIMITED LIABILITY COMPANY AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING 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: March 1, 2024

Signature of Registered Agent



Anthony Petrone