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FLORIDA LIMITED LIABILITY CO.
HIGHWAY 434 / 419 LAND, LLC

Certificate of Status	1
Certified Copy	1
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T.J.H.

3/29/24

**ARTICLES OF ORGANIZATION
FOR
HIGHWAY 434 / 419 LAND, LLC**

A FLORIDA LIMITED LIABILITY COMPANY

The undersigned, acting as the organizer of HIGHWAY 434 / 419 LAND, LLC under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat., adopts the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is:

HIGHWAY 434 / 419 LAND, LLC

**ARTICLE II
INITIAL REGISTERED AGENT, REGISTERED OFFICE ADDRESS**

The street address and mailing address of the initial principal office and initial registered office of this Company is 2281 Lee Road, Suite 204, Winter Park, Florida 32789 and the name of the initial registered agent of this Company at that address is Stanley T. Pietkiewicz.

**ARTICLE III
DURATION**

The Company's existence shall commence upon the acceptance of these Articles of Organization by the Secretary of State, and it shall exist perpetually thereafter unless dissolved according to law or the Company's Operating Agreement.

**ARTICLE IV
MANAGEMENT**

The Company shall be managed by the Manager or Managers of the Company as provided in the Company's Operating Agreement. The initial Managers of the Company are Stanley T. Pietkiewicz and Dell Avery, each of whom shall serve until replaced according to the provisions of the Company's Operating Agreement and each at the Company's address. Additional Members having signing authority are:

Stanley Pietkiewicz (MGR/AMBR)
2281 Lee Road, Suite 204
Winter Park, Florida 32789

Dell Avery (MGR/AMBR)
2281 Lee Road, Suite 204
Winter Park, Florida 32789

Ken Fulmer (AMBR)
2281 Lee Road, Suite 204
Winter Park, Florida 32789

Patricia Loy (AMBR)
2281 Lee Road, Suite 204
Winter Park, Florida 32789

IN WITNESS WHEREOF, the undersigned organizer has executed these Articles of Organization as of the 27th day of March, 2024.

DocuSigned by:

F2E530831A83474
STANLEY T. PIETKIEWICZ

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in these Articles of Organization, 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 as provided in Chapter 605, Fla. Stat.

DocuSigned by:

F2E530831A83474
STANLEY T. PIETKIEWICZ