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From: Account Name : GREENSPOON MARDER, P.A.
Account Number : 076064003722
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Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: jim@gissyholdings.com

FLORIDA LIMITED LIABILITY CO.
Gissy Grotto, LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION
OF
GISSY GROTTO, LLC**

ARTICLE I - Name:

The name of the Limited Liability Company is Gissy Grotto, LLC

ARTICLE II - Duration:

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

ARTICLE III - Address:

The mailing address and street address of the principal office of the Limited Liability Company is 9259 Point Cypress Drive, Orlando, Florida 32836.

ARTICLE IV - Registered Agent:

The name and address of the initial registered agent for this Limited Liability Company is Michael E. Marder, Esquire, c/o Greenspoon Marder LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801.

ARTICLE V - Management:

The Limited Liability Company is to be managed by a manager or managers and the name and address of the initial manager who is to serve as manager is:

James L. Gissy
9259 Point Cypress Drive
Orlando, FL 32836

The manager of this Limited Liability Company: (i) may be replaced by the members, and (ii) shall be elected by the members, as provided for in the Operating Agreement of the Limited Liability Company.

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Whereof, the undersigned member has executed these Articles the 24th day of April, 2024.

/s/Kate Saft
Kate Saft, Esq.,
Authorized Representative of Member

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CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY 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:

Gissy Grotto, LLC

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

Michael E. Marder
c/o Greenspoon Marder LLP
201 E. Pine Street, Suite 500
Orlando, FL 32801

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.

/s/Michael E. Marder
Michael E. Marder (Signature)

April 24, 2024
(Date)

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