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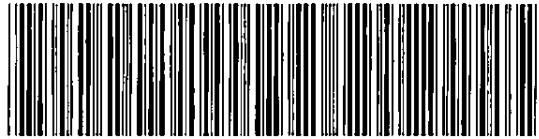
(Business Entity Name)

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T.JH
5/28/24

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Unit 102 Palm Miramar LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Juan P. Franco

Name of Person

Firm/Company

700 Tall Oak Blvd.

Address

Christiansburg, VA 24073

City/State and Zip Code

j_p_franco@outlook.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Juan P. Franco

Name of Person

at (540)

area code

394-5110

Daytime Telephone Number

Enclosed is a check for the following amount:

☒ \$125.00 Filing Fee

☐ \$130.00 Filing Fee &
Certificate of Status

☐ \$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐ \$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

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**ARTICLES OF ORGANIZATION FOR
UNIT 102 PALM MIRAMAR LLC
(A FLORIDA LIMITED LIABILITY COMPANY)**

ARTICLE I — NAME

The name of the Limited Liability Company is **Unit 102 Palm Miramar LLC**.

ARTICLE II — ADDRESS

The mailing address and street address of the principal office of the Company is
700 Tall Oak Blvd., Christiansburg, VA, 24073.

ARTICLE III — MANAGEMENT

The Limited Liability Company is a **manager-managed** Limited Liability Company. The Limited Liability Company is to be managed by the manager(s) who is/are designated, appointed, or elected to act in such capacity in accordance with the Operating Agreement of the Company.

ARTICLE IV - MANAGERS

The name and address of the person(s) authorized to manage the LLC:

Title: Manager (MGR)
Name: Juan P. Franco
Address 700 Tall Oak Blvd., Christiansburg, VA, 24073

ARTICLE V

The effective date for this Limited Liability Company shall be the date these Articles of Organization are filed with the Florida Department of State.



Juan P. Franco, Member

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following the formation of the LLC and every year thereafter to maintain "active" status.

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

Under the provisions of the Act, the Company submits the following statement to designate a registered office and registered agent in the state of Florida.

The name of the limited liability company is **Unit 102 Palm Miramar LLC**. The name and the Florida street address of the registered agent is:

**Law Offices of Newman & Loft PA
1700 Juana Road
Suite C
Boca Raton, Florida 33487**

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.



Seth M. Loft

FILED
JAN 15 PM 1:11
CLERK OF STATE