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Division of Corporations

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Florida Department of State

Division of Corporations
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Account Name : COMPUTERSHARE
Account Number : 110432003053
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FLORIDA LIMITED LIABILITY CO.

191 Merrimon Avenue, LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
191 Merrimon Avenue, LLC

Article II. Address

The street and mailing address of the Company's initial principal office is:
191 Merrimon Avenue, LLC
1560 Hillcrest Ave
Winter Park FL 32789

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Scott Saunders
1560 Hillcrest Ave
Winter Park FL 32789 UNITED STATES

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Computershare Governance Services Inc.
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

SCOTT SAUNDERS

1560 Hillcrest Ave Winter Park FL 32789

Article VII. Officers

The Company's officers are:

| | |
|----------------|----------------|
| President | Scott Saunders |
| Secretary | Tammy Saunders |
| Treasurer | Scott Saunders |
| Vice President | Tammy Saunders |

Article VII. Company Existence

The Company's existence shall begin effective as of June 13, 2024.

The undersigned authorized representative of a member executed these Articles of Organization on June 13, 2024.



COMPUTERSHARE GOVERNANCE SERVICES INC.

Kevin Duteau, Special Secretary

Computershare Governance Services Inc.
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

191 Merrimon Avenue, LLC

REGISTERED AGENT/OFFICE:

Scott Saunders
1560 Hillcrest Ave
Winter Park FL 32789
UNITED STATES

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



SCOTT SAUNDERS

Kevin Duteau, Attorney-in-Fact

Date: June 13, 2024