

Florida Department of State

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FLORIDA LIMITED LIABILITY CO.

2628 Sunset Drive, LLC

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Articles of Organization

of

2628 SUNSET DRIVE, LLC,

A Florida Limited Liability Company

1. **Name.** The name of this limited liability company is **2628 SUNSET DRIVE, LLC**, (the "Company"), and it shall be formed as a Florida limited liability company under Chapter 605, Florida Statutes.

2. **Duration.** The Company shall exist from the date of filing of these Articles of Organization with the Florida Secretary of State, and the Company's existence shall be perpetual.

3. **Purpose.** The Company is organized for the purpose of transacting all lawful activities and businesses that may be conducted by a limited liability company under the laws of the State of Florida, including but not limited to acquire, own, manage, develop, finance, sell, lease or rent real property and other related assets located in Florida, and elsewhere.

4. **Place of Business.** The mailing address of the Company is: 19466 Mackinac Trail, Rudyard, Michigan 49780 and the street address of the Company's principal office is 2628 Sunset Drive, New Smyrna Beach, Florida 32168.

5. **Registered Agent and Office.** The name of the initial registered agent of the Company is Tina M. Mroczkowski, Attorney at Bowman, George, Scheb, Kimbrough, Koach & Chapman, P.A. The street address of the initial registered agent of the Company is 2750 Ringling Boulevard, Suite 3, Sarasota, Florida 34237.

6. **Management of the Company.** The Company shall be managed by a manager or managers and is, therefore, a manager-managed company. James Smith and Marcy Smith shall serve as the initial Managers of the Company.

7. **Additional Members.** The James & Marcy Smith Trust is the initial Member of the Company. Except as otherwise provided in an Operating Agreement adopted for the Company, additional members to the Company may be admitted, but only upon the unanimous consent of all members of the Company at the time admission is sought.

8. **Operating Agreement.** The members shall have the power to adopt, alter, amend, or repeal an Operating Agreement for the Company containing provisions for the regulation and management of the affairs of the Company.

9. **Voting.** The Company is authorized to issue membership units with voting rights and membership units without voting rights.

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10. Certificated Interests. The members' interests in the Company may be evidenced by certificates.

11. Transfer of Interest. Except as otherwise provided in an Operating Agreement adopted for the Company, no member shall have the right to transfer any interest in the Company without the unanimous written agreement of all members. If the non-transferring members do not approve the transfer, the transferee of the interest of the transferring member shall have no right to become a member or to participate in the management of the business and the affairs of the Company. The transferee shall be entitled to receive only the share of profits or other compensation by way of income, and the return of contributions to which the transferring member otherwise would be entitled by virtue of membership.

The undersigned executed these Articles of Organization effective as of August 6, 2024. In accordance with Section 605.0201, Florida Statutes, the execution of these Articles of Organization constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Members:

The James & Marcy Smith Trust:

By: 

James Smith, as Co-Trustee of The James & Marcy Smith Trust.

By: 

Marcy Smith, as Co-Trustee of The James & Marcy Smith Trust.

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Acceptance by Registered Agent

Having been named Registered Agent and designated to accept service of process for **2628 SUNSET DRIVE, LLC**, at the place designated herein, and being familiar with the obligations of that position, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Tina M. Mroczkowski

Tina M. Mroczkowski, Attorney at
Bowman, George, Scheb, Kimbrough,
Koach & Chapman, P.A. Registered Agent

Dated: Aug. 6, 2024

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