

## Florida Department of State

Division of Corporations  
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## To:

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## From:

Account Name : STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON  
Account Number : I20060000135  
Phone : (305) 789-3200  
Fax Number : (305) 789-4137\*\*Enter the email address for this business entity to be used for future  
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SECRETARY OF STATE  
TALLAHASSEE, FLFLORIDA LIMITED LIABILITY CO.  
REEF 144 OWNER, LLC

Certificate of Status	0
Certified Copy	1
Page Count	02
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**ARTICLES OF ORGANIZATION  
OF  
REEF 144 OWNER, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I - NAME**

The name of the limited liability company is REEF 144 OWNER, LLC (the "Company").

**ARTICLE II - ADDRESS**

The Company's mailing address and the street address of the principal office is 3623 Churchill Downs Drive, Davie, Florida 33328.

**ARTICLE III - DURATION**

The period of duration for the Company shall be perpetual.

**ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS**

The name and street address of the registered agent and the registered office of the Company in the State of Florida are:

William J. Gross  
c/o Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.  
200 East Las Olas Blvd., PH-A  
Fort Lauderdale, Florida 33301

**ARTICLE V - MANAGEMENT**

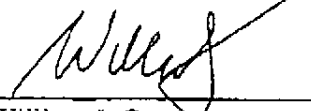
The Company shall be manager managed. The name and address of each initial manager is:

William J. Gross  
3623 Churchill Downs Drive  
Davie, Florida 33328

Audrey Tuckerman  
287 N Parkview Avenue  
Bexley, Ohio 43209

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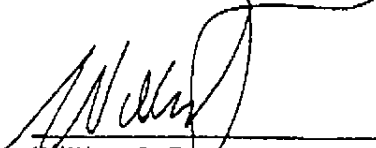
IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 9<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
William J. Gross  
Authorized Representative

#### REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Reef 144 Owner, LLC, at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, Florida Statutes.

REGISTERED AGENT:

  
\_\_\_\_\_  
William J. Gross

Dated: October 9, 2024

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