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**FLORIDA LIMITED LIABILITY CO.
 DF OAKLAND REAL ESTATE FUND LLC**

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Electronic Filing Menu

Corporate Filing Menu

Help

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**ARTICLES OF ORGANIZATION
OF DF OAKLAND REAL ESTATE FUND LLC**

Pursuant to the provisions of Chapter 605 of the Florida Statutes (the "Florida Revised Limited Liability Company Act"), the undersigned representative of the members, for the purposes of forming a Florida limited liability company, hereby adopts the following Articles of Organization:

**ARTICLE 1
NAME**

The name of the company is DF OAKLAND REAL ESTATE FUND LLC (the "Company").

**ARTICLE 2
DURATION AND PLACE OF BUSINESS**

The period of duration of the Company is perpetual and its principal place of business is at 4210 L B McLeod Rd., Suite 101, Orlando, Florida 32811. The Company may also maintain an office or offices at such other place or places, either within or without the State of Florida as may be determined, from time to time, by the Company's manager.

**ARTICLE 3
MAILING ADDRESS**

The Company's mailing address will be at: 4210 L B McLeod Rd., Suite 101, Orlando, Florida 32811.

**ARTICLE 4
PURPOSE**

The purposes for which the Company is organized are to engage in any lawful act or activity for which companies may be organized under the Florida Revised Limited Liability Company Act.

**ARTICLE 5
REGISTERED OFFICE AND REGISTERED AGENT**

The registered office of the Company shall be located at 407 Lincoln Road PH-NE, Miami Beach, Florida 33139, or at such location as may be determined by the Company's manager, and the Company's registered agent shall be Barbosa Legal.

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ARTICLE 6
MANAGEMENT

Subject to the provisions of the Florida Revised Limited Liability Company Act, the following provisions are adopted for the management of the business and for the conduct of the affairs of the Company:

6.1. The management of the Company is vested in the Manager, as defined in the Company's Operating Agreement.

6.2. Initial Manager. The name of the Company's manager is MIKELE DEVELOPMENTS LLC, a Florida limited liability company, with mailing address: 4210 L B McLeod Rd., Suite 101, Orlando, Florida 32811.

ARTICLE 7
LIMITATION OF LIABILITY OF MANAGERS AND MANAGING MEMBERS

The liability of the managers and managing members of the Company for monetary damages shall be eliminated to the fullest extent permissible under Section 605.04093 of the Florida Revised Limited Liability Company Act.

ARTICLE 8
INDEMNIFICATION OF COMPANY'S AGENTS.

Subject to the applicable limits set forth in Section 605.04093(2) of the Florida Revised Limited Liability Company Act, the Company is authorized to provide indemnification of its members, managers, managing members, officers, employees, and agents through operating agreement provisions.

IN WITNESS WHEREOF, the undersigned has hereunto executed these Articles of Organization on this 11th day of July, 2024.

/s/ J. Lance Hitt, Esq.
J. Lance Hitt, Esq.
as Authorized Representative of the Members

LTC REAL ESTATE FUND LLC
ACCEPTANCE OF THE REGISTERED AGENT

I hereby am familiar with and accept the duties and responsibilities as registered agent for DF OAKLAND REAL ESTATE FUND LLC.

/s/ J. Lance Hitt, Esq.
Edwin Cisneros, Esq.
on behalf of Barbosa Legal

Date: July 11, 2024

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