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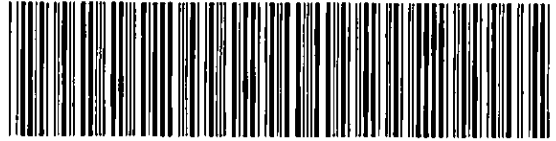
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TALLAHASSEE, FL

## **ARTICLES OF ORGANIZATION**

**of**

### **MODI REAL ESTATE, LLC**

The undersigned subscriber to these Articles of Organization, a natural person competent to contract, hereby forms a limited liability company under the laws of the State of Florida.

#### **ARTICLE I - ORGANIZATION NAME**

The name of the organization is MODI REAL ESTATE, LLC.

#### **ARTICLE II - DURATION**

The limited liability company shall exist perpetually unless dissolved according to Florida law.

#### **ARTICLE III - PURPOSE**

The limited liability company is organized for the purpose of engaging in any activities or business permitted under the laws of the United States and the State of Florida, and to be afforded all the protections of the laws of the State of Florida afforded to limited liability companies.

#### **ARTICLE IV – ORGANIZATION OFFICE**

The organization's principal office address shall be as follows:

6164 Fairfield Ave S  
St. Petersburg, FL 33705

The organization's mailing address shall be as follows:

6164 Fairfield Ave S  
St. Petersburg, FL 33705

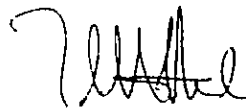
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**ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT & REGISTERED AGENT'S  
SIGNATURE**

The name and the Florida street address of the Initial Registered Office and Agent of this Organization is:

Todd A. Modi  
6164 Fairfield Ave S  
St. Petersburg, FL 33705

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 as provided for in Chapter 605, F.S.



**Todd A. Modi, Registered Agent**

**ARTICLE VI - MANAGERS**

This organization shall have one (1) manager initially. The number of managers may be either increased or diminished from time to time by the By-Laws but shall never be less than one (1). The name and address of the initial manager of the organization is as follows:

Todd A. Modi  
6164 Fairfield Ave S  
St. Petersburg, FL 33705

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## ARTICLE VIII - SIGNER

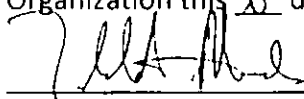
The name and address of the person signing these Articles of Organization is as follows:

Todd A. Modi  
6164 Fairfield Ave S  
St. Petersburg, FL 33705

## ARTICLE IX – MANAGEMENT

The Limited Liability Company is to be managed by one or more managers who are also members and is, therefore, a member – managed company.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Organization this 30<sup>th</sup> day of October, 2024

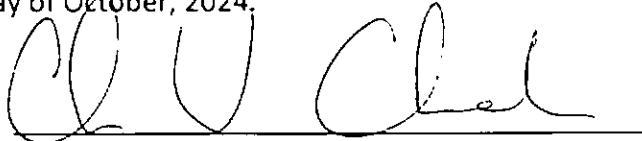


Todd A. Modi

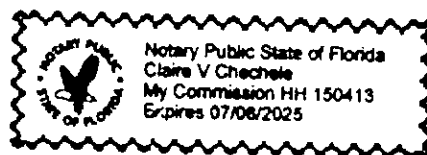
STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Todd A. Modi, known to me to be the person who executed the foregoing Articles of Organization, or who presented Dr. Huxx as identification, and who acknowledged before me that he executed these Articles of Organization.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, in the State and County aforesaid, this 30<sup>th</sup> day of October, 2024.



Notary Public, State of Florida at Large  
My Commission Expires:



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