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Florida Department of State
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To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : BOWEN, SCHROTH, P.A.
Account Number : I20150000108
Phone : (352)589-1414
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SECRETARY OF STATE
TALLAHASSEE, FL

FLORIDA LIMITED LIABILITY CO.
469 Town Center East LLC

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

ARTICLES OF ORGANIZATION
OF
469 TOWN CENTER EAST LLC

The undersigned hereby executes and acknowledges these Articles of Organization for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit and hereby adopt the following Articles of Organization for such limited liability company:

ARTICLE I
Name and Principal Office

The name of this limited liability company is **469 TOWN CENTER EAST LLC**, and its principal office is located at **11329 MATTIODA ROAD, GROVELAND, FL 34736** and mailing address is **11329 MATTIODA ROAD, GROVELAND, FL 34736**.

ARTICLE II
Duration

The existence of this limited liability company shall be perpetual, commencing upon the filing of the Articles of Organization by the Florida Department of State.

ARTICLE III
Purpose

The purpose of this limited liability company is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV
Continuation of Business

If the members do not elect to dissolve this company within ninety (90) days after the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in this company, then this company shall not be dissolved by reason of such event, its affairs shall not be wound up, and it shall remain in existence as a limited liability company under the laws of the State of Florida.

ARTICLE V
Membership

The members of this limited liability company have the right to admit additional members to this organization upon the unanimous consent of those individuals or entities who are members prior to the admission of the new member. However, the transferee or assignee shall not be entitled to become a member or participate in the business and affairs of this limited company unless the transfer or assignment is approved by the unanimous consent of the members not proposing to transfer or assign their interests.

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ARTICLE VI
Dissolution

The limited liability company may be dissolved in accordance with Florida law or an operating agreement executed by and among the members.

ARTICLE VII
Management

This organization is to be managed by a manager or managers elected by a majority interest of its members. The initial managers, who shall serve until the earlier of their deaths, resignations, replacements or until the first annual meeting of members and their successors are elected and qualified, shall be: **RICHARD K. LEISNER AND MARY P. LEISNER.**

ARTICLE VIII
Amendment of Articles of Organization and Operating Agreement


These Articles of Organization and the Company's Operating Agreement may be amended at any time by the members.

ARTICLE IX
Initial Registered Office and Agent

The street address of this limited liability company's initial registered office is **BOWEN|SCHROTH, P.A., 600 JENNINGS AVENUE, EUSTIS, FL 32726** and the name of this limited liability company's initial registered agent is **JAMES A. MYERS, ESQ.**

IN WITNESS WHEREOF, the undersigned have executed these Articles of Organization of this limited liability company this 12th day of November, 2024.


RICHARD K. LEISNER


MARY P. LEISNER

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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

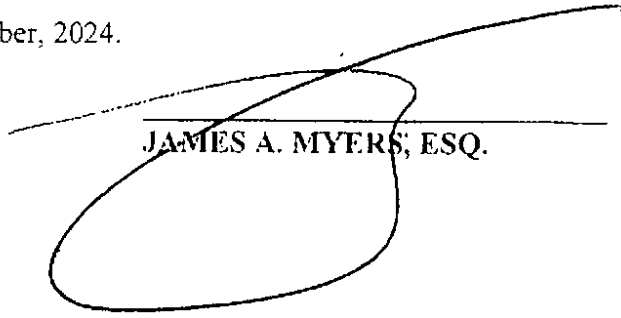
I, James A. Myers, having been named as registered agent to accept service of process for **469 TOWN CENTER EAST LLC**, a Florida limited liability company, at the registered office designated below, do hereby agree and consent to act in that capacity.

Registered Office:
BOWEN|SCHROTH, P.A.
600 JENNINGS AVENUE
EUSTIS, FL 32726

The undersigned is familiar with and accepts the duties and obligations of the position of registered agent.

DATED this 12th day of November, 2024.

Articles of


JAMES A. MYERS, ESQ.

Articles of C