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**FLORIDA LIMITED LIABILITY CO.**  
**0 Sunrise Farms Road, LLC**

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ARTICLES OF ORGANIZATION  
OF  
0 SUNRISE FARMS ROAD, LLC

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Pursuant to Section 605 of the Florida Revised Limited Liability Act of the Florida Statutes (the "Act"), the undersigned organizer of 0 SUNRISE FARMS ROAD, LLC, hereby adopts the following Articles of Organization.

ARTICLE I - NAME

The name of the Company is 0 SUNRISE FARMS ROAD, LLC (the "Company").

ARTICLE II - ADDRESS

The principal place of business and mailing address is 4014 Dana Shores Drive, Tampa, Florida 33634-7467.

ARTICLE III - INITIAL REGISTERED AGENT AND ADDRESS

The name and street address of the initial registered agent is Gregory J. Lesak, Jr., Esquire, d/b/a Lesak Legal, 8280 Princeton Square Boulevard W, Suite 1, Jacksonville, Florida 32256.

ARTICLE IV - MANAGEMENT

The Company shall be manager managed and the name and address of the initial manager of the Company is as follows:


1 CB Holding, LLC  
4014 Dana Shores Drive  
Tampa, Florida 33634-7467

ARTICLE V - PURPOSE

The purpose of the Company shall be the ownership of real property and all other legal purposes.

IN WITNESS WHEREOF, the undersigned organizer has executed the foregoing Articles of Organization as of the 31<sup>st</sup> day of October 2024.

1 CB Holding, LLC,  
a Florida limited liability company,  
Authorized Representative

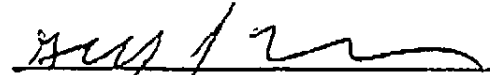
By:   
Chester Blackmon, Manager

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**ACCEPTANCE OF DESIGNATION  
AS REGISTERED AGENT**

Having been named as registered agent and to accept service of process for **0 SUNRISE FARMS ROAD, LLC**, at the place designated in the Articles of Organization, 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 the position of registered agent as provided for in Chapter 605, F.S.

  
Gregory Lesak, Jr., d/b/a Lesak Legal

DATE: October 31, 2024

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