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Account Name : LANCE A. RAGLAND, P.A.  
Account Number : I20150000054  
Phone : (407)960-6069  
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FLORIDA LIMITED LIABILITY CO.  
307 WEST 4TH AVE, LLC

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**ARTICLES OF ORGANIZATION  
FOR  
307 WEST 4TH AVE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, acting as the organizer of 307 WEST 4TH AVE, LLC, under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat., adopts the following Articles of Organization:

**ARTICLE I  
NAME**

The name of the limited liability company is 307 WEST 4TH AVE, LLC.

**ARTICLE II  
INITIAL PRINCIPAL OFFICE**

The street address and mailing address of the initial principal office of this Company is 322 E. 4th Avenue, Windermere, Florida 34786.

**ARTICLE III  
REGISTERED OFFICE ADDRESS,  
INITIAL REGISTERED AGENT**

The address of the initial registered office of this Company is 5750 Canton Cove, Winter Springs, Florida 32708, and the name of the initial registered agent of this Company at that address is LANCE A. RAGLAND, P.A., a Florida professional association.

**ARTICLE IV  
DURATION**

The Company's existence shall commence on December 3, 2024, and it shall exist perpetually thereafter unless dissolved according to law or the Company's Operating Agreement.

**ARTICLE V  
MANAGEMENT**

The Company shall be managed by one or more managers as provided in the Company's Operating Agreement and the initial manager of the Company shall be IKA SITORUS.

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IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the 3<sup>rd</sup> day of December, 2024.



\_\_\_\_\_  
IKA SITORUS, Organizer

**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT**

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in these Articles of Organization, 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 in Chapter 605, Fla. Stat.

LANCE A. RAGLAND, P.A., a Florida  
professional association, Registered Agent

By: \_\_\_\_\_  
Lance A. Ragland, President

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