

Florida Department of State

Division of Corporations

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FLORIDA LIMITED LIABILITY CO.

35 W. Magnolia LLC

Certificate of Status	0
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ARTICLES OF ORGANIZATION
OF

35 W. Magnolia LLC

The undersigned acting as the organizer of 35 W. Magnolia LLC, under the Florida 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 35 W. Magnolia LLC (the "Company").

ARTICLE II - Address:

The mailing address and the street address of the Company is 5307 Holiland Drive, Apopka, Florida 32712.

ARTICLE III - Duration:

The period of duration for the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

ARTICLE IV - Management:

The limited liability company is to be managed by managers and the names and addresses of the individuals who are to serve as initial manager until the first annual meeting of the member or until their successors are elected and qualified are:

<u>Name</u>	<u>Address</u>
Adam Barragan	5307 Holiland Drive Apopka, Florida 32712

ARTICLE V - Admission of Additional Members:

The Company shall admit new Members only upon the majority written consent of all existing voting Members of the Company.

ARTICLE VI - Initial Registered Agent and Office:

The initial registered agent for the Company shall be Sophie C. Mondor, 200 South Orange Avenue, Suite 2300, Orlando, Florida 32801. A copy of the registered agent's acceptance to serve accompanies these Articles.

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ARTICLE VII - Amendments:

The Company reserves the right to amend any provision of these Articles of Organization.

ARTICLE VIII – Member Interests:

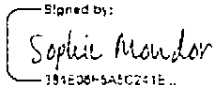
The Company is authorized to issue both voting and non-voting member certificates. All common member certificates shall be identical in all respects except the nonvoting member certificates shall carry no right to vote on any matter except as the State of Florida requires that voting rights be granted nonvoting member interests.

(SIGNATURES ON FOLLOWING PAGE)

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IN WITNESS WHEREOF, the undersigned executes these Articles of Organization on this 24th day of December, 2024.

Signed by:

391E36F5A5C241E..

Sophie C. Mondor, Organizer

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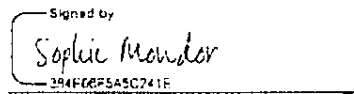
ACCEPTANCE OF APPOINTMENT OF
REGISTERED AGENT

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED REGISTERED AGENT SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is **35 W. Magnolia LLC**.
2. The name and address of the registered agent is:

Sophie C. Mondor
200 South Orange Avenue
Suite 2300
Orlando, Florida 32801

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, the undersigned hereby accepts the appointment as registered agent and agrees to act in his capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and that he is familiar with and accepts the obligations of his position as registered agent.

Signed by

394F06F5A5C241E
Sophie C. Mondor

Dated December 24, 2024.

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