L25000313513

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FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 16, 2025

ANTHONY W. JUSTICE
200 SOUTH ORANGE AVENUE
SUITE 800
ORLANDO, FL 32801 US

The Articles of Organization for 1 LILLY RANCH LLC were filed on June 17, 2025, effective January 1, 2016, and assigned document number L25000313513. Please refer to this number whenever corresponding with this office.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a $400 late fee will be added. **It is your responsibility to remember to file your annual report in a timely manner.**

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

https://sa.www4.irs.gov/modiein/individual/index.jsp.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability company to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Tabitha J Howell
Regulatory Specialist II
New Filings Section
Division of Corporations

Letter Number: 125A00015529

CERTIFICATE OF CONVERSION FOR
1 LILLY RANCH, INC.
TO
1 LILLY RANCH, LLC

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This Certificate of Conversion and attached Articles of Organization are submitted to convert the following Florida corporation to a Florida limited liability company.

1. 1 LILLY RANCH, INC. (the "Corporation") has been converted to 1 LILLY RANCH, LLC, a Florida limited liability company ("LLC"), in compliance with chapter §605 Florida statutes and complies with all laws governing Florida limited liability companies.

2. The terms pursuant to which the Corporation shall convert to the LLC are as set forth in a Plan of Recapitalization, adopted by the shareholders and directors of the Corporation and by the members of the LLC, dated of even date herewith, and in compliance with Florida Statute §607.1112.

3. The effective date of the conversion shall be the date of filing this Certificate of Conversion with the Florida Secretary of State.

4. The mailing address for the LLC is 480 E. Trotters Drive, Apt. B, Maitland, FL 32751, and the street address of the principal office of the LLC is 480 E. Trotters Drive, Apt. B, Maitland, FL 32751.

5. The name of the Corporation immediately prior to the filing of this Certificate of Conversion is 1 LILLY RANCH, INC., incorporated under the laws of the State of Florida on January 1, 2016.

6. The name of the LLC, as set forth in the attached Articles of Organization is 1 LILLY RANCH, LLC.

7. The LLC shall pay all shareholders having appraisal rights any amount to which they are entitled under Florida Statutes §605.1006 and 605.1061-605.1072.

(SIGNATURES ON FOLLOWING PAGE)

DATED this 12 day of June, 2025.

I LILLY RANCH, INC.

By: Sandra Hornbacher
SANDRA HORNBACHER, Director

MEMBERS:

Tyler S. Carraway
TYLER S. CARRAWAY

Jennifer Carraway
JENNIFER CARRAWAY

SOPHIA M. CARRAWAY

ETH IRREVOCABLE TRUST dated November 12, 2012, as reformed and restated

By: Sandra Hornbacher
SANDRA HORNBACHER, Trustee

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DATED this 12 day of June, 2025.

I LILLY RANCH, INC.

By: ______________________________
SANDRA HORNBACHER, Director

MEMBERS:

____
TYLER S. CARRAWAY

____
JENNIFER CARRAWAY

Sophia Carraway
SOPHIA M. CARRAWAY

ETH IRREVOCABLE TRUST dated November 12, 2012, as reformed and restated

By: ______________________________
SANDRA HORNBACHER, Trustee

ARTICLES OF ORGANIZATION

OF

1 LILLY RANCH, LLC

The undersigned, acting as the organizer of 1 LILLY RANCH, 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 1 LILLY RANCH, LLC (the "Company").

ARTICLE II - Address:

The mailing address and street address of the principal office of the Company is 480 E. Trotters Drive, Maitland, FL 32751.

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 Company is to be managed by its managers, and the names and addresses of the initial managers until the first annual meeting of members or until their successor(s) are elected and qualified are:

Sandra Hornbacher
480 E. Trotters Drive
Maitland, FL 32751

Tyler S. Carraway
203 Majestic Oak Drive
Altamonte Springs, FL 32714

Jennifer Carraway
122 S. Lakewood Circle
Maitland, FL 32751

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ARTICLE V - Admission of Additional Members:

The Company shall admit new Members only upon the unanimous written consent of all the then existing Members of the Company.

ARTICLE VI - Adoption of Operating Agreement:

The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or Chapter 605, Fla. Stat.

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ARTICLE VII - Initial Registered Agent and Office:

The initial registered agent for the Company shall be Sandra Hornbacher, and the street address of the Company's initial registered office is 480 E. Trotters Drive, Maitland, FL 32751.

ARTICLE VIII - Amendments:

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all Members of the Company.

ARTICLE IX - Indemnification:

Each individual or entity who is or was a Manager or Member of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a Manager or Member of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or Operating Agreement of the Company, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a member or officer existing at the time of such repeal or amendment.

ARTICLE X – Continuation of Business:

Unless dissolved in accordance with the Company's Operating Agreement, the remaining Members shall continue the business of the Company, which shall not be dissolved, upon 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 WITNESS WHEREOF, the undersigned Manager has executed these Articles of Organization as of this 12 day of June, 2025.

Sandra Hornbacher

Sandra Hornbacher

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TALLAHASSEE, FLORIDA

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CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 605, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY 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 1 LILLY RANCH, LLC

2. The name and address of the registered agent and office is:

Sandra Hornbacher
480 E. Trotters Drive
Maitland, FL 32751

Having been designated as the Registered Agent for 1 LILLY RANCH, LLC, the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited liability company, and states that the undersigned is familiar with and accepts the statutory obligations as such, including those obligations contained in Chapter 605, Florida Statutes.

Sandra Hornbacher

Sandra Hornbacher

Dated this 12 day of June, 2025.

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