

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L25000101386
FILED 8:00 AM
February 27, 2025
Sec. Of State
kcostello

Article I

The name of the Limited Liability Company is:
SUNPEAK PROPERTIES LLC

Article II

The street address of the principal office of the Limited Liability Company is:
912 INNOVATION WAT
AP 409
ALTAMONTE SPRINGS, FL. US 32714

The mailing address of the Limited Liability Company is:
912 INNOVATION WAT
AP 409
ALTAMONTE SPRINGS, FL. US 32714

Article III

Other provisions, if any:

THE LLC ENGAGES IN REAL ESTATE INVESTMENT INCLUDING
ACQUIRING, WHOLESALING, RENOVATING, DEVELOPING, AND SELLING
PROPERTIES AND LAND IN FLORIDA, AS WELL AS ANY OTHER LAWFUL
BUSINESS ACTIVITIES PERMITTED UNDER STATE LAW.

Article IV

The name and Florida street address of the registered agent is:
PEDRO F ESPINDOLA
912 INNOVATION WAY
AP 409
ALTAMONTE SPRINGS, FL. 32714

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, 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.

Registered Agent Signature: PEDRO ESPINDOLA

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
PEDRO F ESPINDOLA
912 INNOVATION WAY, AP 409
ALTAMONTE SPRINGS, FL. 32714 US

Title: MGR
AFONSO P PINHEIRO NETO
353 W HORNBEAM
LONGWOOD, FL. 32779 US

L25000101386
FILED 8:00 AM
February 27, 2025
Sec. Of State
kcostello

Article VI

The effective date for this Limited Liability Company shall be:

02/27/2025

Signature of member or an authorized representative

Electronic Signature: PEDRO ESPINDOLA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.