

**Commonwealth of Kentucky  
Michael G. Adams, Secretary of State**

Michael G. Adams  
Secretary of State  
P. O. Box 718  
Frankfort, KY 40602-0718  
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**Articles of Organization  
Limited Liability Company**

**KLC**

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1363367.06  
Michael G. Adams  
Secretary of State  
Received and Filed  
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Pursuant to KRS 14A and KRS 275, the undersigned applies to qualify and for that purpose submits the following statements:

Article I: The name of the limited liability company is

**709 MAGNOLIA LLC**

Article II: The street address of the limited liability company's initial registered office in Kentucky is

**212 N 2ND STREET STE 100, RICHMOND, KY 40475**

and the name of the initial registered agent at that office is **Northwest Registered Agent LLC**.

Article III: The mailing address of the limited liability company's initial principal office is

**1555 Rio Grande Ave c/o Cedar Grove Management LLC, Fort Worth, TX 76102**

Article IV: The limited liability company is to be managed by **Managers**.

Article V: This application will be effective on **Wednesday, May 8, 2024**.

I declare under penalty of perjury under the laws of the state of Kentucky that the foregoing is true and correct.

Organizer: **Christopher S. Tobin**

I, **Taylor Newman**, consent to sign for **Northwest Registered Agent LLC** who serves as the Registered Agent on behalf of this limited liability company.