

L13000/48517

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

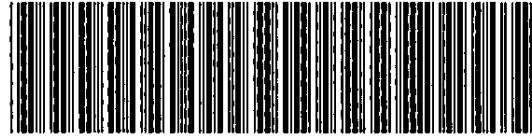
(Business Entity Name)

(Document Number)

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FILED  
13 OCT 21 AM 8:43  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

~~W13 55980~~

OCT 22 2013

T. BROWN



Barry L. Miller\*  
Joseph Lenti, II

Bryan Chiafullo, *Paralegal*  
Jennifer A. Steele, *Paralegal*

October 3, 2013

**VIA U.S. MAIL**

Florida Department of State  
Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Re: PARK AVENUE REALTY, LLC**

Dear Secretary:

Enclosed please find the original and one copy of the Articles of Organization for the above limited liability company. Please file same and return one copy of the Articles time stamped from your office. A check in the amount of \$125.00 is also enclosed to cover the filing fees associated with this matter.

Thank you for your time and cooperation in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Bryan Chiafullo', is written over the typed name and title.

Bryan Chiafullo  
Paralegal

BC/ms  
Enclosures



Barry L. Miller\*  
Joseph Lenti, II  
Bryan Chiafullo, *Paralegal*  
Jennifer A. Steele, *Paralegal*

October 16, 2013

**VIA UPS OVERNIGHT**

Florida Department of State  
Registration Section  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**Re: PARK AVENUE REALTY ASSOCIATES, LLC**

Dear Secretary:

Enclosed please find the original and one copy of the revised Articles of Organization and Certificate of Designation of Registered Agent/Registered Office for the above limited liability company. Please file same and return one copy of the Articles time stamped from your office. A check in the amount of \$125.00 has already been submitted and deposited by your office to cover the filing fees associated with this matter.

Thank you for your time and cooperation in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Bryan Chiafullo', is written over a horizontal line.

Bryan Chiafullo  
Paralegal

BC/ms  
Enclosures



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

October 8, 2013

BRYAN CHIAFULLO  
BARRY MILLER LAW  
111 N SUMMERLIN AVE STE 100  
ORLANDO, FL 32801

SUBJECT: PARK AVENUE REALTY, LLC  
Ref. Number: W13000055980

We have received your document for PARK AVENUE REALTY, LLC and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

The document number of the name conflict is P99000072566.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6051.

Teresa Brown  
Regulatory Specialist II

Letter Number: 213A00023642

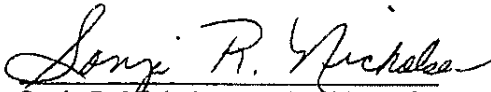
ARTICLES OF ORGANIZATION  
PARK AVENUE REALTY ASSOCIATES, LLC  
A LIMITED LIABILITY COMPANY

**FILED**  
13 OCT 21 AM 8:43  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

1. **Name.** The name of the limited liability company is PARK AVENUE REALTY ASSOCIATES, LLC.
2. **Purpose.** The purpose of this limited liability company is real estate acquisition and management and may include the transaction of any and all lawful business for which limited liability companies may be organized in the state of Florida.
3. **Address of Principle Office.** The address (mailing and street address) of the registered office of the limited liability company is 222 N. Park Avenue, Winter Park, FL 32789.
4. **Term.** Term of this LLC shall be perpetual.
5. **Members at Time of Formation.** There will be at least one member at the time the limited liability company is formed.
6. **Period of Duration.** The period of duration shall be perpetual.
7. **Management.** Management of the limited liability company at the time of formation shall be by the managing members whose names and addresses are as follows:  

Rose Properties, Inc.	222 N. Park Avenue, Winter Park, FL 32789
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8. **Admission of New Members.** With the written unanimous consent of the members, new members may be admitted into the LLC upon the payment of such capital contribution and upon such terms as the members unanimously decide. In the event that new members are admitted into the LLC, the share of each new member in the profits and losses shall be in such proportion as may be agreed upon between all the members and the new member.
9. **Members Right to Continue Business.** The remaining members of the limited liability company shall have the right to continue business on 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 the limited liability company as further set forth in the Operating Agreement of the limited liability company.

A handwritten signature in cursive script that reads "Sonja R. Nicholson". The signature is written in black ink and is positioned above the printed name.

Sonja R. Nicholson, as President of  
Rose Properties, Inc., Managing Member

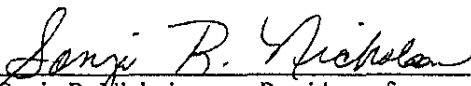
(In accordance with section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true and correct.)

**CERTIFICATE OF DESIGNATION OF REGISTERED  
AGENT/REGISTERED OFFICE**

Pursuant to the provisions of section 608.415 or 608.507, Florida Statutes, the undersigned limited liability company submits the following statement to designate a registered office and registered agent in the state of Florida.

1. **Name.** The name of the limited liability company is PARK AVENUE REALTY ASSOCIATES, LLC.
2. **Registered Office.** The address of the registered office of the limited liability company is 222 N. Park Avenue, Winter Park, FL 32789.
3. **Registered Agent.** Rose Properties, Inc. is appointed, and by the signature of its President below accepts appointment, to act as the Registered Agent of PARK AVENUE REALTY ASSOCIATES, LLC.

*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.*

  
Sonja R. Nicholson, as President of  
Rose Properties, Inc.