

MECHANIK NUCCIO HEARNE & WESTER

A PROFESSIONAL ASSOCIATION
ATTORNEYS AND COUNSELORS AT LAW

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July 20, 2022

RoseAnn Varnadore
Chief, Bureau of Commercial Information Services
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: 505 S. Magnolia Ave., LLC Articles of Organization

Dear RoseAnn:

Enclosed for filing are Articles of Organization of 505 S. Magnolia Ave., LLC, a Florida limited liability company.

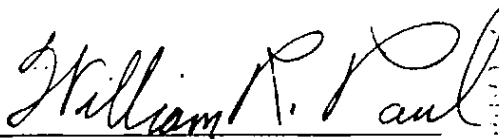
This letter shall constitute authorization to you and the Division of Corporations to charge all applicable filing and recording fees to our Mechanik Nuccio Hearne & Wester, P.A. Sunbiz file account number 110727003105 and our deposit balance in that account that we maintain with the Florida Department of State. We do not need a certified copy.

Please let me know the amount charged to our account for our client billing and record keeping purposes.

If you have any questions, please call me at (813) 566-1044.

Thank you very much for all your very efficient and gracious assistance.

Sincerely,
Mechanik Nuccio Hearne & Wester, P.A.

By: 
William R. Paul, Shareholder

Enclosure.

2022 JUL 20 PM 3:51
STATE OF FLORIDA
DIVISION OF CORPORATIONS
TALLAHASSEE, FL 32310

**ARTICLES OF ORGANIZATION
OF
505 S. MAGNOLIA AVE., LLC**

The undersigned hereby execute these Articles of Organization for the purpose of forming a limited liability company ("*the Company*") in accordance with the laws of the State of Florida and Chapter 605 of the Florida Statutes.

**ARTICLE I
Name**

The name of the Company shall be 505 S. Magnolia Ave., LLC.

**ARTICLE II
Address**

The street address and the mailing address of the Company both shall be 12000 N. Dale Mabry Highway, Suite 270, Tampa, Florida 33618.

**ARTICLE III
Registered Agent and Address**

The initial registered agent of the Company shall be Andrew Philip McDonald, and his street address as registered agent is 12000 N. Dale Mabry Highway, Suite 270, Tampa, Florida 33618. His acceptance is included in the accompanying Certificate Designating Registered Agent and Registered Office filed herewith.

**ARTICLE IV
Duration**

The Company shall have perpetual existence, commencing on the date these Articles of Organization are filed with the Florida Department of State.

**ARTICLE V
Purposes**

The purposes of the Company shall be to acquire, own, and manage the real property located at 505 S. Magnolia Avenue, Tampa, Florida 33606 and to transact any and all lawful business for which limited liability companies may be organized under Florida law.

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ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 07/20/2022 BY SP4/STP/STP

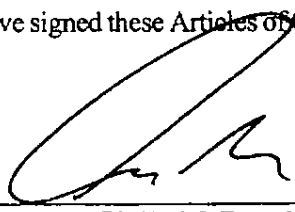
ARTICLE VI
Management

The Company shall be a manager-managed. The names and addresses of each person authorized to manage and control the Company, whereby they each shall have the title Manager, are David Duff Barnhill, 12000 N. Dale Mabry Highway, Suite 270, Tampa, Florida 33618, and Andrew Philip McDonald, 12000 N. Dale Mabry Highway, Suite 270, Tampa, Florida 33618.

The undersigned Managers named above have signed these Articles of Organization this 20th day of July 2022.



David Duff Barnhill, Manager



Andrew Philip McDonald, Manager

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SECRETARY OF STATE
AND ASSOCIATE CLERK

CERTIFICATE DESIGNATING

REGISTERED AGENT AND REGISTERED OFFICE

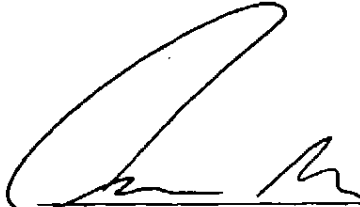
In compliance with the provisions of Sections 605.0113 of the Florida Statutes, the following statement is submitted to the Florida Department of State:

Desiring to organize as a limited liability company under the laws of the State of Florida, 505 S. Magnolia Ave., LLC (*"the Company"*) has named Andrew P. McDonald, at 12000 N. Dale Mabry Highway, Suite 270, Tampa, Florida 33618, as its agent to accept all service of process, notices, and demands pertaining to the Company which are served on or received by such agent within the State of Florida.

Dated this 20th day of July 2022.



David Duff Barnhill, Manager



Andrew Philip McDonald, Manager


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OFFICE OF THE CLERK
OF THE FLORIDA DEPARTMENT OF STATE

FILED

ACCEPTANCE BY REGISTERED AGENT

Having been designated as registered agent of 505 S. Magnolia Ave., LLC (*"the Company"*) to accept on behalf of the Company all service of process, notices, and demands pertaining to the Company, at the place designated in this certificate as the registered office, I hereby accept such appointment and agree to act in the capacity of registered agent of the Company. I further acknowledge that I am familiar with and accept the obligations of registered agent of the Company and agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties as such registered agent, as provided in Chapter 605 of the Florida Statutes.

Dated as of the 20th day of July 2022.



Andrew Philip McDonald