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FLORIDA LIMITED LIABILITY CO.  
C EAST YBOR, LLC

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**Prepared by:**

Aaron M. Thomas, Esq.  
Fla. Bar No. 0116747  
Najmy Thompson, PL  
109 N. Brush Street, Suite 150  
Tampa, FL 33602

Audit No. (((H24000000329 3)))

**ARTICLES OF ORGANIZATION**  
**OF**  
**C EAST YBOR, LLC**

The undersigned, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, as amended from time to time, does hereby adopt the following Articles of Organization for such company:

**ARTICLE I. NAME**

The name of the limited liability company is: **C East Ybor, LLC** (the "Company").

**ARTICLE II. MAILING AND STREET ADDRESS**

The mailing address and the street address of the principal office for the Company is:

1925 E. 6th Ave.  
Tampa, FL 33605

**ARTICLE III. REGISTERED AGENT AND OFFICE**

The name and street address of the initial registered agent for the Company is:

Sight Development, LLC, a Florida limited liability company  
1925 E. 6th Ave.  
Tampa, FL 33605

**ARTICLE IV. EFFECTIVE DATE AND TIME**

The effective date and time of these Articles of Organization shall be the date and time that these Articles of Organization are filed with the Florida Department of State, Division of Corporations.

**ARTICLE V. PURPOSE**

The purpose of the Company is to purchase, sell, hold, develop, lease, rent, manage, and to otherwise deal in real property located at 2220 E 11th Ave, Tampa, FL 33605, situated in Hillsborough County, Florida, and to engage in any and all activities necessary or incidental to this purpose.

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ARTICLE VI. MANAGEMENT OF COMPANY

The Company shall be a Manager-managed Company. The initial Managers of the Company are:

<u>Name:</u>	<u>Address:</u>
Sight Development, LLC, a Florida limited liability company	1925 E. 6th Ave. Tampa, FL 33605
Shepard Capital Partners, LLC, a Florida limited liability company	1414 W Swann Ave, Suite 100 Tampa, FL 33606

ARTICLE VII. STATEMENT OF AUTHORITY

This statement of authority is made pursuant to section 605.0302(1), Florida Statutes.

(a) Manager's Unanimous Authority. The Manager(s) of the Company, acting unanimously, shall have the full power and authority, in their sole discretion, without the prior consent, authorization, or joinder of the Member(s) of the Company, to execute and deliver, for and on behalf of the Company, any and all documents and instruments which may be necessary to purchase, sell, transfer, mortgage, lease, encumber, or otherwise deal in real property held in the name of the Company, even when such real property is substantially all of the assets of the Company, and to enter into other transactions on behalf of, or otherwise act for or bind, the Company. No person dealing with the Manager(s) need inquire into the validity or propriety of any document or instrument executed in the name of the Company by the Manager(s) unanimously, or as to the authority of the Manager(s) in executing the same.

(b) No Authority to Other Persons. No other persons shall have any authority, without the prior written consent of the Manager(s) or Member(s) of the Company, to enter into any transaction on behalf of, or otherwise act for or bind, the Company.

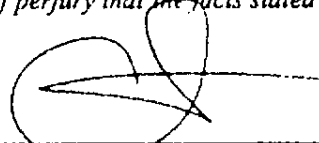
ARTICLE VIII. INDEMNIFICATION

The Company shall indemnify any member, manager, officer, director, employee, or agent, and any former member, manager, officer, director, employee, or agent, to the full extent permitted by law.

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IN WITNESS WHEREOF, the undersigned, the Authorized Representative of the Company, has signed these Articles of Organization on January 2, 2024.

*In accordance with section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.*



Aaron M. Thomas, as Authorized Representative

**ACCEPTANCE BY REGISTERED AGENT**

Having been named as Registered Agent and to accept service of process for the above stated limited liability company, 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 am familiar with and accepts the obligations of my position as Registered Agent as provided in Chapter 605, Florida Statutes.

Sight Development, LLC,  
a Florida limited liability company

By:   
Michael Minberg, its Manager

STATE OF FLORIDA  
COUNTY OF Hillsborough

On January 2, 2024, Michael Minberg, as Manager of Sight Development, LLC, a Florida limited liability company, designated above as the limited liability company who shall serve as this company's Registered Agent,  who is personally known to me or  who produced \_\_\_\_\_ as identification, personally appeared before me by means of  physical presence or  online notarization, and signed these Articles of Organization.



  
Notary Public, State of Florida  
Aaron M. Thomas

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