

12/7/23, 11:08 AM

Division of Corporations

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

L23000542275

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H23000418030 3)))



H230004180303ABCV

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : CONROY, CONROY & DURANT, P.A.
Account Number : 120190000025
Phone : (239)649-5200
Fax Number : (239)649-8140

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: filings@naplespropertylaw.com

FLORIDA LIMITED LIABILITY CO.**120 5th Ave S, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$125.00

ISH
12/18/23

Electronic Filing Menu

Corporate Filing Menu

Help

((H23000418030 3)))

**ARTICLES OF ORGANIZATION
OF
120 5TH AVE S, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I: NAME AND ADDRESS

The name of the Limited Liability Company is 120 5th Ave S, LLC, referred to in these Articles of Organization as the "Company."

ARTICLE II: REGISTERED OFFICE AND AGENT

The principal office of the Company is 120 5th Ave S., Naples, FL 34102 and the mailing address of the Company is 81 Arnold Road, Wellesley, MA 02481. The Company's Registered Agent is Kristin M. Conroy, whose office is located at 2210 Vanderbilt Beach Road, Suite 1201, Naples, FL 34109.

ARTICLE III: DURATION

The Company shall have perpetual duration.

ARTICLE IV: ORGANIZER

The Organizer of the Company is Matthew W. Fruhan, who is a natural person at least (eighteen) 18 years old.

ARTICLE V: PURPOSE AND POWERS

The Company is organized with a general business purpose, has all powers provided by law and may use those powers to any lawful purpose.

ARTICLE VI: MANAGEMENT

The Company is to be managed by the Managers as further provided in the Company's Operating Agreement. The names and addresses of the Managers are:

Matthew W. Fruhan
81 Arnold Road
Wellesley, MA 02481

((H23000418030 3)))

2023 FEB 13 PM 1:19
FILED
CLERK OF DISTRICT COURT
NAPLES COUNTY, FLORIDA

((H23000418030 3)))

ARTICLE VII: ADMISSION OF NEW MEMBERS

The Company may admit new Members as provided in the Company's Operating Agreement.

ARTICLE VIII: RELATIONSHIP OF ARTICLES OF ORGANIZATION TO
OPERATING AGREEMENT

If a provision of these Articles of Organization differs from a provision of the Company's Operating Agreement, then to the extent allowed by law, the Operating Agreement will govern.

Executed this 7th day of December, 2023.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

2023 DEC -7 PM 1:19
FEB 12 2024

(((H23000418030 3)))

The undersigned have signed these Articles of Organization on this 7th day of December, 2023.

Matthew W. Pruhan
Name: Matthew W. Pruhan

1203711 AVE S, LLC
ARTICLES OF ORGANIZATION
PAGE 3 OF 4

(((H23000418030 3)))

(((H23000418030 3)))

**ACCEPTANCE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

I, Kristin M. Conroy, the undersigned person, having been named as registered agent and to accept service of process for the above-stated Company at the place designated in this statement, 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.

Kristin M. Conroy
Name: Kristin M. Conroy
Date: December 7th, 2023

2023 DEC -7 PM 1:10
RECEIVED
S.E. 1203711 AVE S, LLC

(((H23000418030 3)))