

L15000082013

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

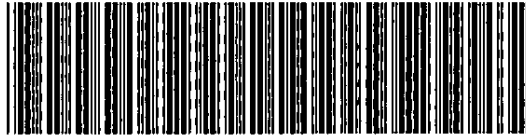
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



000271804210

04/17/15--01031--014 \*\*130.00

W15000025900

FILED  
15 MAY -8 AM 11:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MAY 11 2015

T. HAMPTON

**COVER LETTER**

**TO: Registration Section  
Division of Corporations**

**SUBJECT: St Pete Self Storage LLC**  
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

thomas holzer  
Name of Person

st pete self storage  
Firm/Company

2330 pinellas point dr s  
Address

st petersburg fl 33712  
City/State and Zip Code

tholzer@tampabay.rr.com  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

thomas holzer at ( 813 ) 453-8303  
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> \$125.00 Filing Fee | <input checked="" type="checkbox"/> \$130.00 Filing Fee &<br>Certificate of Status | <input type="checkbox"/> \$155.00 Filing Fee &<br>Certified Copy<br>(additional copy is enclosed) | <input type="checkbox"/> \$160.00 Filing Fee,<br>Certificate of Status &<br>Certified Copy<br>(additional copy is enclosed) |
|--|--|---|---|

**Mailing Address**  
Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street/Courier Address**  
Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

REC'D  
15 MAY -8 AM 10:00  
TALLAHASSEE  
DIVISION OF CORPORATIONS  
INFORMATION SERVICES

April 28, 2015

THOMAS HOLZER  
2330 PINELLAS POINT DR S  
ST PETERSBURG, FL 33712

SUBJECT: ST. PETE SELF STORAGE, L.L.C.  
Ref. Number: W15000029900

We have received your document for ST. PETE SELF STORAGE, L.L.C. and your check(s) totaling \$130.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the entity must be identical throughout the document.

Effective January 1, 2014, all limited liability company forms must be submitted in accordance with the Revised Limited Liability Company Act, Chapter 605, Florida Statutes. The proper form is enclosed for your convenience.

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.

Tim Burch  
Regulatory Specialist II

Letter Number: 115A00008656

Attention Tim Burch,

I received your letter and apologize for the error. Please find enclosed the revised page 1 of the articles reflecting the corrected name of the corporation : St Pete Self Storage LLC.

If there is anything else please don't hesitate to contact me at 813 -453-8303 or [tholzer@tampabay.rr.com](mailto:tholzer@tampabay.rr.com)

Thank You

A handwritten signature in black ink, appearing to be 'TH' followed by a long horizontal stroke.

Tom Holzer

**ARTICLES OF ORGANIZATION  
FOR THE LIMITED LIABILITY COMPANY  
OF  
St Pete SELF STORAGE, L.L.C**

The undersigned, acting as the organizers of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby form a Florida limited liability company (this "Company") pursuant to the Act and hereby set forth the following Articles of Organization (these "Articles"):

**ARTICLE I  
NAME**

The name of this Company shall be:

St Pete Self Storage, L.L.C.

**ARTICLE II  
DURATION**

This Company shall commence on the date of the filing of these Articles of Organization pursuant to Section 605 of the Act, and shall continue for a perpetual period of time from this commencement date, or until dissolved by all of its members. Subject to the foregoing this company shall be dissolved on the happening of any of the following events:

- (1) Expiration of the term specified above;
- (2) Withdrawal, retirement, death, resignation, bankruptcy, dissolution or expulsion of any member, unless the business of this Company is continued by the consent of all the remaining members; or
- (3) Unanimous written consent of all of the members.

**ARTICLE III  
PURPOSES**

This Company is created and formed for the purpose of engaging in all lawful businesses authorized for a Company pursuant to Section 605 of the Act.

**FILED**  
15 MAY -8 AM 11:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE IV**  
**PLACE OF BUSINESS**

The mailing address and street address of the principal place of business of this Company shall be 8240 118<sup>th</sup> Avenue North, Suite 300, Largo, Florida 33773, or such other place or places as may be designated by the members from time to time.

**ARTICLE V**  
**REGISTERED AGENT AND OFFICE**

The name of the initial registered agent for this Company shall be Steven W. Moore and the street address of the registered agent for the service of process shall be 8240 118<sup>th</sup> Avenue North, Suite 300, Largo, Florida 33773.

**ARTICLE VI**  
**ADMISSION OF MEMBERS**

The initial members of this Company shall be set forth in the Operating Agreement and Regulations adopted by the members as set forth therein. The admission of additional members shall be accomplished only by a unanimous vote of the members.

**ARTICLE VII**  
**CONTINUATION OF BUSINESS**

The members may, by unanimous written agreement, continue the business of this Company upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of any member or upon the occurrence of any other event which terminates the continued membership of a member in this Company.

**ARTICLE VIII**  
**MANAGEMENT**

The management of this Company shall be managed by a manager(s) to be elected by a majority of the members at the annual meeting. The name(s) and address(es) of such manager(s) who is/are to serve until the first annual meeting of the members or until his/their successor(s) is/are elected and qualify are:

Thomas Holzer

8240 118<sup>th</sup> Avenue North  
Suite 300  
Largo, Florida 33773

The manager(s) shall vote on and approve all matters relating to the limited liability

**FILED**  
15 MAY -8 AM 11:43  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Company including, but not limited to, the contracting of debt, entering into leases, contracts, mortgages, notes, deeds, conveyance agreements, trusts, security agreements, assignments, licenses, bills of sale, management agreements and such other generally recognized business arrangements.

#### **ARTICLE IX POWERS**

This Company shall have all of the powers and authorities set forth in Section 608.404 of the Act.

#### **ARTICLE X PROPERTY**

(a) Ownership. All property originally paid or brought into, or transferred to, this Company as contributions to capital by the members, or subsequently acquired by purchase or otherwise on account of this Company shall be the property of this Company.

(b) Title. The title to all property of the Company shall be held in the name of this Company.

(c) Conveyances. The manager(s) is/are hereby authorized to convey and obtain title to all real and personal property of whatever nature by the execution on behalf of this Company of any and all agreements, deeds, mortgages, trust agreements, indentures, leases, conveyance documents and all other certificates, instruments and documents as are necessary, reasonable or desirable to obtain title or convey title to any real or personal property whatsoever. Such execution shall be made by the manager. The signature and execution of such documents shall clearly set forth that the execution is on behalf of this Company and that the manager is signing on its behalf. The following form of signature shall be used for obtaining or conveying title to any real or personal property:

St. Pete SELF STORAGE, L.L.C.

By:

  
Thomas Holzer, Manager

No third party need inquire any further than these Articles of Organization for authorization as to the form of conveyance on documents for title to real or personal property.

FILED  
15 MAY -8 AM 11:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

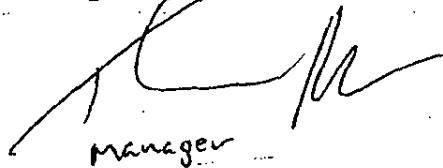
**ARTICLE XI**  
**AMENDMENTS**

These Articles of Organization, except with respect to vested rights of the members, may be amended at any time by vote by a majority in interest of its members and such amendments shall be signed, executed and filed with the Florida Department of State in accordance with the provisions of Section 605 of the Act.

**ARTICLE XII**  
**REGULATIONS & OPERATING AGREEMENT**

The members are hereby authorized and directed to prepare and adopt an Operating Agreement and Regulations for the governing of the internal affairs of this Company containing such provisions as they consider necessary, reasonable or desirable, except that no provisions of such Operating Agreement and Regulations may conflict with the provisions of these Articles of Organization, unless otherwise permitted herein. The power to adopt, alter, amend or repeal the Operating Agreement and Regulations shall be set forth in the Operating Agreement and Regulations, except that the initial form shall be approved by all the members.

St Pete Self Storage LLC

  
manager

FILED  
15 MAY -8 AM 11:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED  
AND ACCEPTANCE BY REGISTERED AGENT**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

That *St Pete* Self Storage, L.L.C, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Organization in the City of Largo, County of Pinellas and State of Florida, has named Steven W. Moore, 8240 118<sup>th</sup> Avenue North, Suite 300, Largo, Florida 33773, as its agent to accept service of process within this State.

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above stated Limited Liability Company at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office, and I am familiar with, and accept, the obligation of that office.

By: 

Steven W. Moore, Registered Agent

**FILED**  
15 MAY -8 AM 11:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA