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04/25/16



April 12, 2016

To: Division of Corporations  
Registration Section  
New Filing Section  
P.O. Box 6327  
Tallahassee, FL 32314

Subject: 1302 E. 33<sup>rd</sup> Avenue Properties, LLC  
1711 E. Noel Street Properties, LLC  
5714 N. 32<sup>nd</sup> Street Properties, LLC  
8702 Terra Oaks Road Properties, LLC  
9203 E. 113<sup>th</sup> Avenue Properties, LLC

The enclosed Articles of Organization and fees are submitted for filing.

Please return all correspondence concerning this matter to the following:

Niurka Fernandez Asmer, Esquire  
Fernandez Florida Law, P.A.  
113 S. Boulevard, 1<sup>st</sup> Floor  
Tampa, FL 33606  
[Nicki@fernandezfloridalaw.com](mailto:Nicki@fernandezfloridalaw.com)

For further information concerning this matter, please call: Jonathan Capestany at (813) 546-9411.

Enclosed is a check for \$125.00, representing the filing fee for the above highlighted limited liability company, the Articles of Organization and the Statement of Registered Agent.

**ARTICLES OF ORGANIZATION  
OF  
1302 E. 33<sup>rd</sup> Avenue Properties, LLC**

The undersigned, acting as the organizer of 1302 E. 33<sup>rd</sup> Avenue Properties, LLC under the Limited Liability Company Act of the State of Florida (the "Act"), Chapter 605, Florida Statute, adopts the following Articles of Organization.

**ARTICLE I – NAME:**

The name of the Limited liability company is 1302 E. 33<sup>rd</sup> Avenue Properties, LLC (the Company").

**ARTICLE II – ADDRESS:**

The mailing address and street address of the principal office of the Company is 20268 Merry Oak Ave., Tampa, FL 33647.

**ARTICLE III – DURATION:**

The period of duration for the company, shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

**ARTICLE VI – MANAGEMENT:**

The Company is to be managed by its manager, and the name and address of the individual manager until the first annual meeting of members or until their successor(s) are elected and qualified are:

NAME	ADDRESS
Alma Olivera	20268 Merry Oak Ave., Tampa FL
Jonathan Capestany	20268 Merry Oak Ave., Tampa FL

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**ARTICLE V – ADMISSION OF ADDITIONAL MEMBERS:**

The Company shall admit new Members only upon the unanimous written consent of all the then existing Members of the Company.

**ARTICLE VI – ADOPTION OF OPERATING AGREEMENT:**

The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or Chapter 605, Florida Statute.

**ARTICLE VII – INITIAL REGISTERED AGENT AND OFFICE:**

The initial registered agent for the Company shall be Fernandez Florida Law, PA, a Florida Corporation, and the street address of the Company’s initial registered office is 113 S. Boulevard, 1<sup>st</sup> Floor, Tampa, FL 33606.

**ARTICLE VIII – AMENDMENTS:**

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all Members of the Company.

**ARTICLE IX – INDEMNIFICATION:**

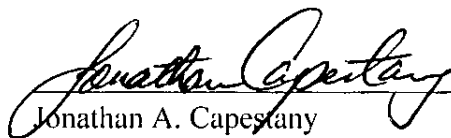
Each individual or entity who is or was a Manager or Member of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a Manager or Member of the Company (“Indemnitee”), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or Operating Agreement of the Company, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a member or officer existing at the time of such repeal or amendment.

**ARTICLE IX – CONTINUATION OF BUSINESS:**

Unless dissolved in accordance with the Company’s Operating Agreement, the remaining Member shall continue the business of the Company, which shall not be dissolved, upon 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 WITNESS WHEREOF, the undersigned Manager has executed these Articles of Organization as of this 28<sup>th</sup> day of March, 2016

1302 E. 33<sup>rd</sup> Avenue Properties, LLC, Manager

  
Jonathan A. Capestany

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CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 605, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is 1302 E. 33<sup>rd</sup> Avenue Properties, LLC
2. The name and address of the registered agent and office is:

Fernandez Florida Law, P.A.  
113 S. Boulevard  
Suite 100  
Tampa, FL 33606

Having been designated as the Registered Agent for 1302 E. 33<sup>rd</sup> Avenue Properties, LLC, the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited liability company, and states that it is familiar with and accepts its statutory obligations as such, including those obligations contained in Chapter 605, Florida Statutes.

Fernandez Florida Law, P.A.

  
Nurka F. Asmer, Esq.

Dated this 28<sup>th</sup> day of March, 2016.

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