

7/21/2016

**L16000175570**

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**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.**

(((H16000175570 3)))



H160001755703ABC%

**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 : JAMES A. SCHMIDT, P.A.  
Account Number : I20120000088  
Phone : (813)250-3700  
Fax Number : (813)250-3701

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

Email Address: kjkula29@gmail.com

**FLORIDA LIMITED LIABILITY CO.  
THE PLACE APARTMENTS, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

RECEIVED

16 JUL 22 PM 3:40

TALLAHASSEE, FLORIDA

RECEIVED  
TALLAHASSEE, FLORIDA

16 JUL 22 AM 7:38

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

H16000175570 3

**ARTICLES OF ORGANIZATION  
OF  
THE PLACE APARTMENTS, LLC**

1. Name. The name of this limited liability company is **THE PLACE APARTMENTS, LLC**, a Florida limited liability company (the "Company"), and it shall be formed as a limited liability company under Chapter 605 of the laws of the State of Florida.

2. Duration. The Company shall exist from the date of filing of these Articles of Organization with the Florida Secretary of State, and the Company's existence shall be perpetual.

3. Purpose. The purpose for which the Company is organized is to consist solely of the acquisition, ownership, operation, maintenance and management of The Place Apartments, consisting of that certain real property and improvements located at 401 Danube Avenue, Tampa, Hillsborough County, Florida 33606 and such activities as are necessary, incidental or appropriate in connection therewith.

4. Place of Principal Office. The mailing and street address of the Company's principal office is **708 Saint James Place, Newport Beach, CA 92663**.

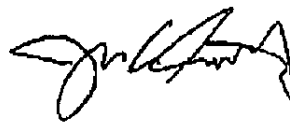
5. Registered Agent and Office. The name of the initial registered agent of the Company is **James A. Schmidt, P.A.** The street address of the initial registered agent of the Company is **777 S. Harbour Island Blvd., Suite 215, Tampa, FL 33602**.

6. Management of the Company. The Company shall be managed by one or more managers in accordance with the Operating Agreement adopted by all of the members and is, therefore, a manager-managed company. The initial Manager of the Company shall be:

Kip Jourdan Kula and Jamie Sue Kula as Trustees of the Kula  
Family Trust, dated May 22, 1990  
708 Saint James Place  
Newport Beach, CA 92663

The undersigned executed these Articles of Organization on the 22 day of July, 2016.

In accordance with Section 605, *Florida Statutes*, the execution of these Articles constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



James A. Schmidt, Esq.,  
Authorized Representative

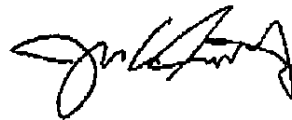
H16000175570 3

FILED  
16 JUL 22 AM 7:33

H16000175570 3

**ACCEPTANCE BY REGISTERED AGENT**

Having been named Registered Agent and designated to accept service of process for the within-named Company, at the place designated herein, and being familiar with the obligations of that position, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



---

James A. Schmidt, Esq.

Dated: July 22, 2016

H16000175570 3