

Division of Corporations

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Florida Department of State

Division of Corporations

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

Email Address:

enickelsen99@yahoo.com**FLORIDA LIMITED LIABILITY CO.
18TH AVENUE PROPERTIES, LLC**

Certificate of Status	0
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TALLAHASSEE, FLORIDA

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ARTICLES OF ORGANIZATION
OF
18TH AVENUE PROPERTIES, LLC

The undersigned, desiring to form a limited liability company under and pursuant to Chapter 605 of the Florida Statutes, entitled the Florida Revised Limited Liability Company Act ("Act"), does hereby adopt the following Articles of Organization for such company.

ARTICLE I
NAME

The name of the limited liability company, hereinafter referred to in these Articles as "Company," is 18TH AVENUE PROPERTIES, LLC.

ARTICLE II
ADDRESS

The Company's street address of its principal place of business in Florida is 120 E. Main Street, Suite D, Pensacola, Florida 32502, and its mailing address is 120 E. Main Street, Suite D, Pensacola, Florida 32502, but it shall have the power and authority to establish branch offices at such place or places as may be designated by the members.

ARTICLE III
MANAGEMENT

The business of the Company shall be managed by one or more Managers selected by the Members. The initial Manager shall be ERIC J. NICKELSEN, 120 E. Main Street, Suite D, Pensacola, Florida 32502, who shall serve as the Manager of the Company until his resignation, or as otherwise provide in the Operating Agreement of the Company.

ARTICLE IV
RESTRICTIONS ON MEMBERSHIP

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the Company. A member's interest in the Company may not be sold or otherwise transferred except with unanimous written consent of all members and the Manager.

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ARTICLE V OPERATING AGREEMENT

The power to adopt, alter, amend or repeal the Operating Agreement of the Company shall be vested in the members unless vested in the manager of the Company by any amendments of the Articles of Organization. An Operating Agreement adopted by the members or by the manager may be repealed or altered, new operating agreement may be adopted by the members, and the members may prescribe in any operating agreement made by them that such operating agreement may not be altered, amended or repealed by the manager.

ARTICLE VI AMENDMENT TO ARTICLES

Any amendments to these Articles of Organization shall be in such form required by the Act and shall require the written consent of all Members of the Company. No Member shall have any vested right pursuant to these Articles that cannot be removed by amendment of these Articles. Each of the Members shall enter into an Operating Agreement for the Company containing such terms and conditions as are agreed upon by the Members.

ARTICLE VI REGISTERED AGENT AND REGISTERED OFFICE

The name and street address of the registered agent and registered office of the company are: ERIC J. NICKELSEN, 120 E. Main Street, Suite D, Pensacola, Florida 32502.

ARTICLE VII AUTHORIZED REPRESENTATIVE

The undersigned, being the authorized representative of the Company, hereby acknowledges that, in accordance with Section 605.0203(1)(b), Florida Statutes, the execution of these Articles of Organization constitutes an affirmation under the penalties of perjury that the facts stated herein are true. (I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155, F.S.)

Dated: Aug 22, 2016.


ERIC J. NICKELSEN, Authorized Representative

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CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT AND REGISTERED OFFICE

Pursuant to the provisions of Section 605.0113 or 605.0201, Florida Statutes, the undersigned limited liability company submits the following statement to designate a registered agent and registered office in the State of Florida.

1. The name of the limited liability company is 18TH AVENUE PROPERTIES LLC.
2. The name and street address of the registered agent and registered office are: ERIC J. NICKELSEN, 120 E. Main Street, Suite D, Pensacola, Florida 32502.

18TH AVENUE PROPERTIES, LLC


ERIC J. NICKELSEN

Its: Authorized Representative

Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated in this certificate, 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 I am familiar with and accept the obligations of my position as registered agent.

Dated: Aug 22, 2016.
ERIC J. NICKELSEN
Registered Agent16 AUG 23 AM 10:03
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