

Division of Corporations

**L17000006525**

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.**

(((H17000007895 3)))



H170000078953ABC4

**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 : JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP.  
Account Number : 076666002140  
Phone : (727) 461-1818  
Fax Number : (727) 441-8617

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

Email Address: nappelt@gmail.com

**FLORIDA LIMITED LIABILITY CO.  
209 12th Avenue, LLC**

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

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

17 JAN 10 PM 5:20

FILED

Electronic Filing Menu

Corporate Filing Menu

D O'KEEFE Help

JAN 11 2017

((H17000007895 3)))

ARTICLES OF ORGANIZATION  
OF  
209 12<sup>th</sup> AVENUE, LLC

The undersigned hereby certifies that he is the Authorized Representative of the Member who is forming a Limited Liability Company under Florida Statutes, Chapter 605. The following Articles of Organization are hereby adopted.

ARTICLE 1  
NAME

The name of the Limited Liability Company shall be 209 12<sup>th</sup> Avenue, LLC.

ARTICLE 2  
DURATION; EFFECTIVE DATE

This Limited Liability Company shall exist perpetually, commencing as of January 9, 2017.

ARTICLE 3  
ADDRESS; PRINCIPAL OFFICE

The mailing address of the Limited Liability Company and the street address of the principal office of the Limited Liability Company is 111 Second Avenue Northeast, Suite 400, St. Petersburg, Florida 33701.

ARTICLE 4  
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the Limited Liability Company is 333 3<sup>rd</sup> Avenue North, Suite 200, St. Petersburg, Florida 33701, and the name of its initial registered agent at such address is Chestnut Business Services, LLC.

ARTICLE 5  
PURPOSE

This Limited Liability Company may engage in any activity or business permitted under the laws of the United States of America and of this State.

((H17000007895 3)))

FILED  
17 JAN 10 PM 5:20  
TALLAHASSEE, FLORIDA

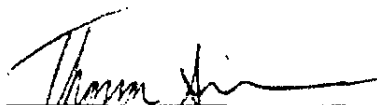
((H17000007895 3)))

ARTICLE 6  
MANAGEMENT

The Limited Liability Company shall be managed by one or more managers and is, therefore, a manager-managed limited liability company. The authority and duties of the Manager(s) shall be as set forth in the Operating Agreement of the Limited Liability Company. The name and address of the initial Manager is Morgenroth Properties, LLC, 111 Second Avenue Northeast, Suite 400, St. Petersburg, Florida 33701.

The undersigned, being the Authorized Representative of the Member of the Limited Liability Company, hereby certifies that the foregoing constitutes the Articles of Organization of 209 12<sup>th</sup> Avenue, LLC.

Executed by the undersigned on January 9, 2017.



Thomas D. Sims  
Authorized Representative

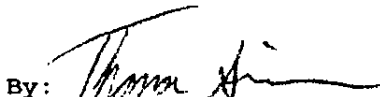
FILED  
JAN 10 PM 5:20  
TALLAHASSEE, FLORIDA

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT  
ACKNOWLEDGMENT OF REGISTERED AGENT

Pursuant to Section 605.0113, Florida Statutes, the undersigned agrees to act in the capacity of Registered Agent for 209 12<sup>th</sup> Avenue, LLC and will comply with the provisions of all statutes relative to the proper and complete performance of my duties. The undersigned is familiar with and accepts the obligations of Section 605.0113.

DATED this 9<sup>th</sup> day of January, 2017.

CHESTNUT BUSINESS SERVICES, LLC



By: Thomas D. Sims, Vice President

((H17000007895 3)))