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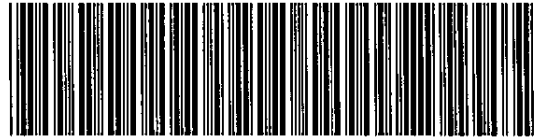
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

M. MOON
JAN 11 2017



FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 13, 2016

ERNEST W. STURGES, JR., ESQ.
701 JC CENTER COURT, STE. 3
PORT CHARLOTTE, FL 33954

SUBJECT: 1209 TAMIAMI TRAIL, LLC
Ref. Number: W16000083356

We have received your document for 1209 TAMIAMI TRAIL, LLC and your check(s) totaling \$160.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

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) 245-6052.

Matthew T Moon
Regulatory Specialist II

Letter Number: 116A00026505

GOLDMAN TISEO STURGES
ATTORNEYS AT LAW

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Port Charlotte, Florida 33954

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Certified Circuit Civil Mediator*
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Phone (941) 625-6666
Fax (941) 625-0660
www.gtslawfirm.com

Our File No: 10560.002

December 7, 2016

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Re: Formation of 1209 Tamiami Trail, LLC

Dear Sir or Madam:

Enclosed please find the original Articles of Organization of the above-referenced entity, along with check in the amount of \$160.00 from our firm's account made payable to the Florida Department of State. This amount constitutes the filing fee of \$125.00, a certified copy fee in the amount of \$30.00 and a certificate of status fee in the amount of \$5.00.

Upon the filing of these Articles of Organization, please return the certified copy and certificate of status to our offices in the enclosed self-addressed, stamped envelope.

Should you have any questions, please do not hesitate to contact the undersigned attorney.

Very truly yours,



Ernest W. Sturges, Jr., Esq.
Of Goldman, Tiseo & Sturges, P.A.

EWS/kfg

F:\Ernie\Piedmont\Final Documents\1209 Tamiami\Letter To Division Of Corporations To File Articles Dot

Enclosures

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2016 JAN 11 PM 4:43

PERSONAL INJURY ♦ WRONGFUL DEATH ♦ CRIMINAL DEFENSE ♦ MEDIATION
CIVIL LITIGATION ♦ REAL ESTATE LITIGATION ♦ COMMERCIAL LITIGATION
CONDOMINIUM & COMMUNITY ASSOCIATION LAW ♦ REAL ESTATE LAW ♦ BUSINESS / CORPORATE LAW



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**ARTICLES OF ORGANIZATION OF
1209 TAMIAMI TRAIL, LLC,
a Florida Limited Liability Company**

The undersigned, being authorized to execute and file these Articles, hereby certifies that:

ARTICLE I – NAME:

The name of the Limited Liability Company is: 1209 Tamiami Trail, LLC.

ARTICLE II – ADDRESS:

The mailing address and street address of the principal office of the Limited Liability Company is: 1209 Tamiami Trail, Port Charlotte, Florida 33952.

ARTICLE III – REGISTERED AGENT AND REGISTERED OFFICE:

The name and the Florida street address of the initial registered agent are:

Stacy Piedmont-Coffee
190 Norman Street
Port Charlotte, Florida 33954

ARTICLE IV – MANAGERS:

The name and address of each person authorized to manage and control the Limited Liability Company:

<u>Title</u>	<u>Name and Address</u>
Manager	Edward C. Piedmont 2503 NW 41 st Avenue Cape Coral, Florida 33993
Manager	Ellen F. Piedmont 193 Robina Street Port Charlotte, Florida 33954

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TALLAHASSEE, FLORIDA

ARTICLE V – LIMITATION ON AGENCY AUTHORITY OF MEMBERS:

Notwithstanding Section 605.04074(1)(a) of the Florida Revised Limited Company Act, no member of the Company shall be an agent of the Company solely by virtue of being a member. Additionally, the Members shall be limited in their authority by that certain Marital Settlement Agreement having an effective date of November 23, 2015 which agreement was filed with the Circuit Court on December 7, 2015 and was incorporated into the Final Judgment

Dissolving the Members' marriage executed on January 26, 2016 in the Circuit Court of Charlotte County, Florida.

ARTICLE VI – OPERATING AGREEMENT:

Any Operating Agreement (as defined in Section 605.0102(45) of the Revised Act, relating to this Limited Liability Company must be in writing and signed by all of the members.

IN WITNESS WHEREOF, I have signed these Articles of Organization as a member and acknowledge them to be my act this 6th day of December, 2016.


EDWARD C. PIEDMONT


ELLEN F. PIEDMONT

FILED
SECRETARY OF STATE
FLORIDA
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**ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT
1209 TAMiami TRAIL, LLC**

I hereby accept the designation as registered agent to accept service of process for the above stated limited liability company at the place designated in this statement. I am familiar with and accept the obligations of my position as registered agent under Chapter 605, Florida Statutes.

(In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of this document 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.)

REGISTERED AGENT:

STACEY PIEDMONT-COFFEE
190 Norman Street
Port Charlotte, FL 33954


STACEY PIEDMONT-COFFEE

Dated: 11/18/16

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STATE
DEPT
TALLAHASSEE