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615 Drew St, LLC

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**ARTICLES OF ORGANIZATION
FOR
615 DREW ST, LLC
(A Florida Limited Liability Company)**

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

**ARTICLE I -
Name**

The name of the Limited Liability Company is 615 DREW ST, LLC (the "Company").

**ARTICLE II -
Duration**

This Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

**ARTICLE III -
Address**

The initial principal office and mailing address of the Company is 101 N. Garden Ave, Suite 230, Clearwater, Florida 33755.

**ARTICLE IV -
Initial Registered Agent and Registered Office**

The street address of the initial registered office of the Company is 101 N. Garden Ave, Suite 230, Clearwater, Florida 33755, and the name of the initial registered agent of this Company at that address is Fabio Zaniboni.

**ARTICLE V -
Management**

The Company shall be manager-managed in accordance with the Operating Agreement of the Company. The initial managers of the Company are Fabio Zaniboni and Chiara Basso Zaniboni.

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ARTICLE VI -
Indemnification

This Company shall indemnify to the fullest extent permitted under and in accordance with the laws of the State of Florida any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he or she is or was a manager or member of this Company, or is or was serving at the request of this Company as a manager, member, director, officer, trustee, employee or agent of or in any other capacity with another company, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit or proceeding.

Expenses (including attorney's fees) incurred by any manager or member in defending any civil, criminal, administrative or investigative proceeding shall be paid by the Company in advance of the final disposition of such proceeding upon receipt of an undertaking (secured or unsecured as may be determined by the Company) by or on behalf of such member or manager to repay such amount if it shall ultimately be determined that such member or manager is not entitled to be indemnified by the Company as authorized in this Article. Such expenses (including attorneys' fees) incurred by other employees and agents may also be so paid upon such terms and conditions, if any, as the Company deems appropriate.

Notwithstanding the foregoing, indemnification or advancement of expenses shall not be made to or on behalf of any member or manager if a judgment or other final adjudication establishes that the actions, or omissions to act, of such member or manager were material to the cause of action so adjudicated and constitute any of the following:

- (a) A violation of criminal law, unless the member or manager had no reasonable cause to believe such conduct was unlawful.
- (b) A transaction from which the member or manager derived an improper personal benefit.
- (c) A distribution in violation of Section 605.0406 of the Act.
- (d) Willful misconduct or a conscious disregard for the best interests of the company in a proceeding by or in the right of the Company to procure a judgment in its favor or in a proceeding by or in the right of a Member.
- (e) Recklessness, or an act or omission committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property in a proceeding by or in the right of someone other than the Company or a Member.

The indemnification provided by this Article shall continue as to an indemnified person who has ceased to be a member or manager shall inure to the benefit of the estate, heirs, personal representatives, beneficiaries, executors and administrators of such person. All rights to indemnification and advances under this Article shall be deemed to be a contract between the

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Company and each indemnified person at any time while this Article is in effect. Any repeal or modification of this Article or any repeal or modification of relevant provisions of the Florida Revised Limited Liability Company Act or any other applicable laws shall not in any way diminish the rights to indemnification of such indemnified person or the obligations of the Company arising hereunder for claims relating to matters occurring prior to the repeal or modification.

**ARTICLE VII -
Amendment**

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

IN WITNESS WHEREOF the undersigned has executed these Articles as of the 15th day of September, 2017.

/s/ Fabio Zaniboni

FABIO ZANIBONI,
Authorized Representative

(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

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ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, Fabio Zaniboni hereby accepts the appointment as registered agent and agrees to act in this capacity. Fabio Zaniboni further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and states that he is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S.

/s/ Fabio Zaniboni

Fabio Zaniboni

Dated: September 15, 2017

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