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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: brooke@dchtampa.com

FLORIDA LIMITED LIABILITY CO.  
2701 MISSISSIPPI, LLC

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2019 DEC 13 AM 8:52

**FILED**



December 13, 2019

GIBBONS

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

SUBJECT: 2701 MISSISSIPPI, LLC  
REF: W19000107843

*Please  
See Corrected  
Articles  
Attached.*

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The stature llc is 605 not 608.,

If your business entity does not intend to transact business until January 1st of the upcoming calendar year, you may wish to revise your document to include an effective date of January 1st. If you do not list an effective date of January 1st, your business entity will become effective this calendar year and it will be required to file an annual report and pay the required annual report fee for the upcoming calendar year this coming January, which is merely weeks away. By listing an effective date of January 1st, the entity's existence will not begin until January 1st of the upcoming year and will, therefore, postpone the entity's requirement to file an annual report and pay the required annual report filing fee until the following calendar year.

If you have any further questions concerning your document, please call (850) 245-6052.

Tyrone Scott  
Regulatory Specialist II  
New Filings Section

FAX Aud. #: E19000358737  
Letter Number: 419A00025353

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**ARTICLES OF ORGANIZATION**  
**OF**  
**2701 MISSISSIPPI, LLC**

These Articles of Organization are made for the purpose of forming a limited liability company under the Florida Limited Liability Company Act (Ch. 605, Florida Statutes).

**ARTICLE I**

**NAME**

The name of this limited liability company is 2701 MISSISSIPPI, LLC (the "Company").

**ARTICLE II**

**DURATION**

The Company shall exist from the date of filing these Articles of Organization with the Department of State until the earlier of 90 years from the date of filing or the occurrence of any of any of the events specified in Section 605.0701, Florida Statutes (2018), unless continued by the unanimous consent of all of the remaining members.

**ARTICLE III**

**MAILING ADDRESS AND STREET ADDRESS**

The mailing address and the street address of the principal office of the Company is 3412 W. Bay to Bay Blvd., Tampa, Florida, 33629.

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#### **ARTICLE IV**

##### **REGISTERED AGENT AND OFFICE**

The name of the initial registered agent of the Company is JONATHAN S. GILBERT, and the street address of the initial registered office of the Company is 3321 Henderson Blvd., Tampa, Florida 33609.

#### **ARTICLE V**

##### **ADDITIONAL MEMBERS**

Additional members may be admitted and membership interests may be transferred, but only if all of the current members agree to the admission of the additional members and to the terms of admission and transfer, in accordance with the provisions of the Operating Agreement.

#### **ARTICLE VI**

##### **TERMINATION OF MEMBERSHIP**

Upon the death, legal disability, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the Company shall be dissolved unless the remaining members, by unanimous written agreement, consent to continue the business of the Company.

#### **ARTICLE VII**

##### **MANAGEMENT OF THE COMPANY**

The Company shall be managed by the Managers in accordance with the Company's Operating Agreement, and is therefore a manager-managed

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company. The Company shall initially be managed by the following manager until the first meeting of the members or until successors are elected and qualified: BROOKE A. LAYTON, whose mailing address is 3412 W. Bay to Bay Blvd., Tampa, Florida, 33629 and JOSHUA B. LAYTON, whose mailing address is 3412 W. Bay to Bay Blvd., Tampa, Florida, 33629.

## **ARTICLE VIII**

### **REGULATIONS**

The members shall have the power to adopt, alter, amend or repeal an Operating Agreement for the Company containing provisions for the regulation and management of the affairs of the Company.

## **ARTICLE IX**

### **DATE OF EXISTENCE OF THE COMPANY**

The existence of the Company shall commence on the date of filing of the subscription and acknowledgment of the Articles of Organization.

## **ARTICLE X**

### **POWERS**

The Company shall have all powers as are provided in Section 605.0109, Florida Statutes (2018), and such other powers as are set forth in the Operating Agreement of the Company.

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The undersigned Subscriber has executed these Articles of Organization effective as of the 13 day of December, 2019.

  
GARY A. GIBBONS, Subscriber

**DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS**

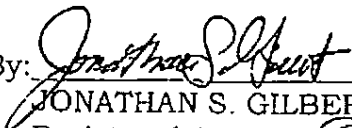
**ACCEPTANCE OF REGISTERED AGENT AND REGISTERED OFFICE**

Pursuant to Sections 48.091 and 605.0113, Florida Statutes, this Acceptance of Registered Agent is submitted:

1. 2701 MISSISSIPPI, LLC is a limited liability company desiring to organize or qualify under the laws of the State of Florida;
2. 2701 MISSISSIPPI, LLC has named JONATHAN S. GILBERT, an individual resident of this state, as its registered agent to accept service of process within the State of Florida;
3. 2701 MISSISSIPPI, LLC has designated as its registered office, the street address of said registered agent's place of business, which is 3321 Henderson Blvd., Tampa, Florida 33609.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the above stated corporation, at the designated place, I hereby agree to act in this capacity and accept this appointment, and agree to comply with the provisions of Sections 48.091 and 605.0113, Florida Statutes, relative to keeping open said office.

By:   
JONATHAN S. GILBERT,  
Registered Agent 139  
Date: December 12, 2019

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