

# L22000327356

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**FLORIDA LIMITED LIABILITY CO.  
700 Ute Ave 110 LLC**

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**ARTICLES OF ORGANIZATION**  
**FOR**  
**700 UTE AVE 110 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 1**  
**NAME**

The name of the Limited Liability Company is 700 Ute Ave 110 LLC (the "Company").

**ARTICLE 2**  
**DURATION**

The 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 3**  
**NATURE OF BUSINESS**

The Company is organized for the purpose of transacting any and all lawful activities under the Act.

**ARTICLE 4**  
**PRINCIPAL OFFICE AND MAILING ADDRESS**

The initial principal office address of the Company is 330 SE 7th Avenue, Delray Beach, Florida 33483, and the initial mailing address of the Company is the same.

**ARTICLE 5**  
**INITIAL REGISTERED AGENT AND REGISTERED OFFICE**

The street address of the initial registered office of the Company is 330 SE 7th Avenue, Delray Beach, Florida 33483, and the name of the initial registered agent of the Company at that address is Patrick A. Lutz.

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## ARTICLE 6 MANAGEMENT

The Company will be manager-managed. The name and addresses of the Managers that will manage and control the Company are:

Patrick A. Lutz  
330 SE 7th Avenue  
Delray Beach, Florida 33483

**Manager**

Tracy K. Lutz  
330 SE 7th Avenue  
Delray Beach, Florida 33483

Manager

**ARTICLE 7**  
**EFFECTIVE DATE**

The effective date is the date of filing of these Articles of Organization with the Florida Department of State.

**IN WITNESS WHEREOF** the undersigned has executed these Articles as of the 25th day of July, 2022.

/S/ Matthew M. Comiter

**MATTHEW M. COMITER**  
Authorized Representative

(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, Florida Statutes)

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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, Patrick A. Lutz hereby accepts the appointment as registered agent and agrees to act in this capacity. Patrick A. Lutz further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, F.S.

/s/ Patrick A. Lutz

By: \_\_\_\_\_  
Patrick A. Lutz

Dated: As of July 25, 2022.

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