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Florida Department of State  
Division of Corporations  
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**To:**

Division of Corporations  
Fax Number : (850)617-6381

**From:**

Account Name : CAPITOL SERVICES, INC.  
Account Number : I20160000017  
Phone : (855)498-5500  
Fax Number : (800)432-3622

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

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## FLORIDA LIMITED LIABILITY CO. 75 CORTEZ LLC

\*\*\*2nd submission, please  
honor original submission  
date of 8/26\*\*\*

Certificate of Status	1
Certified Copy	0
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**\*\*2nd submission; please honor original submission date of 8/26\*\*****Leslie Sellers**

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**From:** faxfinder@capitol-services.com  
**Sent:** Friday, August 26, 2022 2:34 PM  
**To:** Leslie Sellers  
**Subject:** FaxFinder Fax Notification: Successfully sent fax to 850-617-6381  
**Attachments:** fax\_outbound\_850-617-6381\_20220826\_133356\_0000617D-0000.pdf

**Create Time:** 08/26/2022 01:29:37 PM**Schedule Time:** 08/26/2022 01:33:56 PM**State:** sent**Schedule Message:** Successfully sent fax**Hangup code:** 0**Try #:** 1**Username:** admin**Sender name:** Leslie Sellers**Sender email:** lsellers@capitol-services.com **Sender phone:** 855-498-5500 **Sender fax:** 800-432-3622 **Sender org:****Capitol Services, Inc.****Subject:** H22000289769**Max tries:** 5**Try interval:** 600**Priority:** 3**Pages:** 4**Recipient fax:** 850-617-6381**Recipient phone:****Recipient name:****Recipient org:** FL SOS**Use cover page:** true**Receipt:** always**Print receipt:** never**Print receipt printer:****Print receipt first page:** false**Fax Page Size:** auto

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**ARTICLES OF ORGANIZATION  
OF  
75 CORTEZ LLC**

1. Name. The name of this limited liability company is **75 CORTEZ LLC**, a Florida limited liability company (the "Company"), and it shall be formed as a limited liability company under Chapter 605 of the laws of the State of Florida.

2. Duration. The Company shall exist from the date of filing of these Articles of Organization with the Florida Secretary of State, and the Company's existence shall be perpetual.

3. Purpose. The Company is organized for the purpose of transacting all lawful activities and businesses that may be conducted by a limited liability company under the laws of Florida, subject to the Operating Agreement of the Company.

4. Place of Principal Office. The mailing and street address of the Company's principal office is 4488 W. Boy Scout Boulevard, Suite 250, Tampa, Florida 33607.

5. Registered Agent and Office. The name of the initial registered agent of the Company is Gregory E. Williams. The street address of the initial registered agent of the Company is 4488 W. Boy Scout Boulevard, Suite 250, Tampa, Florida 33607.

6. Management of the Company. The Company shall be managed by one or more managers in accordance with the Operating Agreement adopted by all of the members and is, therefore, a manager-managed company. The initial Manager(s) of the Company shall be:

Cardinal Point Management, LLC  
4488 W. Boy Scout Boulevard, Suite 250  
Tampa, Florida 33607

The undersigned executed these Articles of Organization on the 25th day of August, 2022.

In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of these Articles of Organization constitutes an affirmation under the penalties of perjury that the facts stated herein are true.


  
Josh Podolsky, Esq., Authorized Representative

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**ACCEPTANCE BY REGISTERED AGENT**

Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.

  
Gregory E. Williams

Dated effective: August 25, 2022

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CLERK OF DISTRICT COURT  
JACKSONVILLE, FLORIDA