

# L22000405700 SOL1102

Florida Department of State  
Division of Corporations  
Statewide Company Sheet

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## FLORIDA LIMITED LIABILITY CO. 103 Esplanade, LLC

2022 DEC 1 3:53:53

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$125.00

T. SCOTT  
DEC - 2 2022

**ARTICLES OF ORGANIZATION  
OF  
103 ESPLANADE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I: NAME AND ADDRESS

The name of the Limited Liability Company is 103 Esplanade, LLC, referred to in these Articles of Organization as the "Company."

ARTICLE II: REGISTERED OFFICE AND AGENT

The principal office of the Company is 4551 Gulf Shore Blvd. N., Unit 103, Naples, FL 34103. The and mailing address of the Company is 200 Jefferson Drive, Pittsburgh, PA 15228. The Company's Registered Agent is J. Thomas Conroy, III, whose office is located at 2210 Vanderbilt Beach Road, Suite 1201, Naples, FL 34109.

ARTICLE III: DURATION

The Company shall have perpetual duration.

ARTICLE IV: ORGANIZER

The Organizer of the Company is Bradley E. Taback, who is a natural person at least (eighteen) 18 years old.

ARTICLE V: PURPOSE AND POWERS

The Company is organized with a general business purpose, has all powers provided by law and may use those powers to any lawful purpose.

ARTICLE VI: MANAGEMENT

The Company is to be managed by the Manager as further provided in the Company's Operating Agreement. The name and address of the Manager is:

Bradley E. Taback  
200 Jefferson Drive  
Pittsburgh, PA 15228

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ARTICLE VII: ADMISSION OF NEW MEMBERS

The Company may admit new Members as provided in the Company's Operating Agreement.

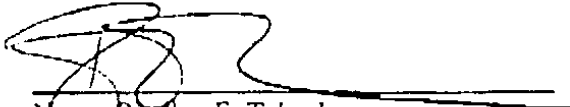
ARTICLE VIII: RELATIONSHIP OF ARTICLES OF ORGANIZATION TO  
OPERATING AGREEMENT

If a provision of these Articles of Organization differs from a provision of the Company's Operating Agreement, then to the extent allowed by law, the Operating Agreement will govern.

Executed this 1 day of December, 2022.

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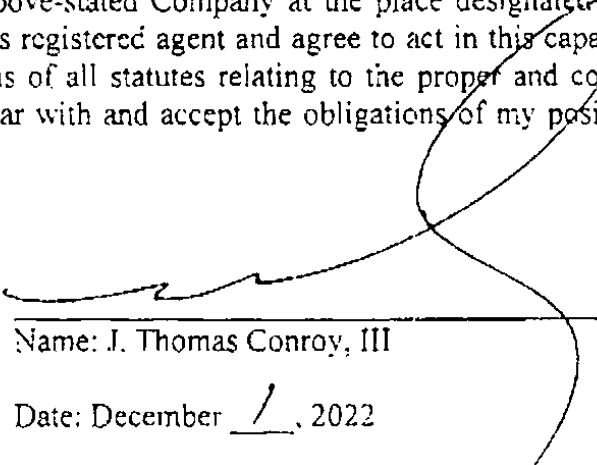
The undersigned has signed these Articles of Organization on this 1 day of DECEMBER, 2022.



Name: Bradley E. Taback

**ACCEPTANCE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE**

I, J. Thomas Conroy, III, the undersigned person, having been named as registered agent and to accept service of process for the above-stated Company at the place designated in this statement, 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.



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Name: J. Thomas Conroy, III

Date: December 1, 2022