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Fax Number : (850)617-6381

From:
Account Name : FORSYTH & BRUGGER, P.A.
Account Number : I20040000147
Phone : (239)263-6000
Fax Number : (239)263-6757

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Email Address: **drew.josephson@compass.com**

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**FLORIDA LIMITED LIABILITY CO.
678 107th AVENUE NORTH, LLC**

Certificate of Status	0
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**ARTICLES OF ORGANIZATION
OF
678 107th AVENUE NORTH, LLC**

(A Limited Liability Company)

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, hereby adopt the following Articles of Organization:

ARTICLE I

The name of the limited liability company is 678 107th AVENUE NORTH, LLC

ARTICLE II

The period of duration of the limited liability company shall commence on the date of filing of these Articles of Organization with the Florida Secretary of State and be perpetual unless dissolved in accordance with applicable law or pursuant to the rights of members as granted in the Operating Agreement of the company.

ARTICLE III

The limited liability company is organized for profit and the nature of its business purpose is to engage in any lawful act or activity for which limited liability companies may be organized under the laws of the State of Florida; to have and to exercise all the powers conferred by the laws of Florida upon limited liability companies formed under the laws pursuant to and under which this company is formed, as such laws are now in effect or may at any time hereafter be amended.

ARTICLE IV

The street address and mailing address of the principal office of the Company is 2876 Hatteras Way, Naples, FL 34119

ARTICLE V

The address and county of the registered agent of the limited liability company in the State of Florida is 600 5th Avenue South, Suite 207, Collier County, Naples, FL 34102 and the name of its initial resident agent at the address is Forsyth & Brugger, P.A.

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ARTICLE VI

The business of the company shall be managed by a manager who shall have such powers and authority as are set forth in the operating agreement of the company. The Company shall have four (4) Managers:

Andrew James Ventura
2876 Hatteras Way
Naples, FL 34119

Drew Josephson
919 Nottingham Drive
Naples FL 34109

August Biniarz
3310 Europa Drive
Naples, FL 34105

Ava Benesocky
3310 Europa Drive
Naples, FL 34105

ARTICLE VII

The members shall not be subject to the payment of company debts to any extent whatsoever.

IN WITNESS WHEREOF, these Articles of Organization are hereby executed this
8th day of May, 2023.

By: Andrew Ventura Authorized
Representative of the Members

Andrew Ventura

By: Andrew Ventura

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**APPOINTMENT OF RESIDENT AGENT
STATE OF FLORIDA
DEPARTMENT OF STATE**

Certificate designating place of Business or Domicile for the Service of Process within this State, naming Agent upon who process may be served.

678 107th AVENUE NORTH, LLC, a Florida limited liability company under the laws of the State of Florida, with its principal office at 2876 Hatteras Way, Naples, FL 34119 hereby appoints Forsyth & Brugger, P.A. 600 5TH Avenue South, Suite 207, Naples, FL 34102, as its resident agent to accept service of process within this State.

DATED: May 8th, 2023

ACCEPTANCE:

I accept appointment as Resident Agent. I am familiar with and accept the obligations of that position as provided in Chapter 605, Fla. Statutes.

Forsyth & Brugger, P.A.


John N. Brugger, Attorney

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