

L23000238109

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

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(Business Entity Name)

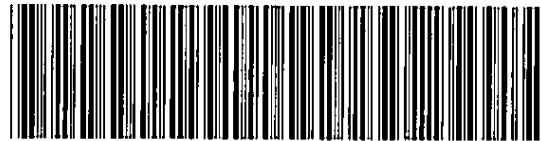
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S. CHATHAM  
MAY 16 2023

FILED  
2023 MAY 15 PM 12:25  
S. CHATHAM

2023 MAY 15 PM 3:54  
S. CHATHAM

CORPORATION SERVICE COMPANY  
1201 Hays Street  
Tallahassee, FL 32301  
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 750618 7103152

AUTHORIZATION :



COST LIMIT : \$ 125.00

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ORDER DATE : May 15, 2023

ORDER TIME : 2:02 PM

ORDER NO. : 750618-015

CUSTOMER NO: 7103152  
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DOMESTIC FILING

NAME: 853 5TH AVE. SOUTH #135, LLC

EFFECTIVE DATE:

\_\_\_\_\_ ARTICLES OF INCORPORATION  
\_\_\_\_\_ CERTIFICATE OF LIMITED PARTNERSHIP  
XX \_\_\_\_\_ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

\_\_\_\_\_ CERTIFIED COPY  
XX \_\_\_\_\_ PLAIN STAMPED COPY  
\_\_\_\_\_ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Eyliena Baker - EXT.

EXAMINER'S INITIALS: \_\_\_\_\_

FILED  
2023 MAY 15 PM 12:25  
SECRETARY OF STATE  
FLORIDA

**ARTICLES OF ORGANIZATION**  
**OF**  
**853 5TH AVE. SOUTH #135, LLC**  
a Florida Limited Liability Company

The undersigned, being the duly authorized representative of the initial members of a limited liability company to be organized under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, adopts and submits the following Articles of Organization for such limited liability company:

**ARTICLE I**  
**NAME**

The name of the limited liability company is **853 5TH AVE. SOUTH #135, LLC**, a Florida limited liability company (the "Company").

**ARTICLE II**  
**PRINCIPAL PLACE OF BUSINESS**

The mailing address and street address of the principal office of the Company shall be **1061 Collier Center Way, Naples, Florida 34110**.

**ARTICLE III**  
**REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the registered agent of the Company is **4001 Tamiami Trail N., #300, Naples, FL 34103**, and the name of the registered agent at such address is **Matthew L. Grabinski, Esq.**

**ARTICLE IV**  
**EFFECTIVE DATE**

The Company's effective date of existence shall begin on the date of filing of these Articles.

**ARTICLE V**  
**DURATION**


The Company's duration shall be perpetual.

**ARTICLE VIII  
INITIAL MANAGER**

The Company will be managed by a manager or managers, who shall be designated, appointed or elected as more fully described in the Operating Agreement and Regulations. The number of managers of the Company shall be initially be one (1). The number of managers may be decreased or increased in accordance with the terms of the Operating Agreement and Regulations. Until such time as a successor or substitute is elected, appointed or designated in accordance with the Operating Agreement and Regulations, the Manager of the Company shall be as follows:

**MGR:**                      **Phelan Holdings, Inc.**  
                                 **Attn: Grant Phelan, Vice President**  
                                 **1061 Collier Center Way**  
                                 **Naples, Florida 34110**

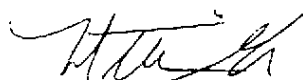
IN WITNESS WHEREOF, the undersigned, being the duly authorized representative of the Company, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, has executed these Articles of Organization as of the 19th day of January, 2023.

  
\_\_\_\_\_  
Matthew L. Grabinski, Esq.  
Authorized Representative

FILED  
2023 MAY 15 PM 12:25  
CLERK OF DISTRICT COURT  
NAPLES, FLORIDA

### ACCEPTANCE BY REGISTERED AGENT

I, Matthew L. Grabinski, Esq. having been duly designated to act as registered agent and to accept service of process for **853 5TH AVE. SOUTH #135, LLC**, a limited liability company to be organized under the Florida Revised Limited Liability Company Act, 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 am familiar with and accept the designations of my position as Registered Agent.



Matthew L. Grabinski, Esq.

FILED  
2023 MAY 15 PM 12:25  
CLERK OF COURT  
JULY 1, 2023