

Florida Department of State  
 Division of Corporations  
 Electronic Filing Cover Sheet

**L24000154011**

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H24000122786 3)))



H240001227863ABC%

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.**  
 Doing so will generate another cover sheet.

To:

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

From:

Account Name : SPOOR LAW, P.A.  
 Account Number : I20110000021  
 Phone : (727)822-4355  
 Fax Number : (727)209-3467

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

Email Address: terezahakobyan@gmail.com

**FLORIDA LIMITED LIABILITY CO.**

**735 17TH STREET N LLC**

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

2024 APR -3 PM 3:00  
 FILED  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

Electronic Filing Menu

Corporate Filing Menu

Help

**ARTICLES OF ORGANIZATION  
OF  
735 17TH STREET N LLC**

1. Name. The name of this limited liability company is **735 17TH STREET N LLC** (the "Company"), and it shall be formed as a limited liability company under Chapter 605 of the laws of the State of Florida.

2. Place of Principal Office. The mailing and street address of the Company's principal office is **244 5<sup>th</sup> Ave., Suite 2025, New York, New York, 10001.**

3. Registered Agent and Office. The name of the initial registered agent of the Company is **Spoor Law, P.A.** The street address of the initial registered agent of the Company is **877 Executive Center Dr., W., Suite 100, St. Petersburg, Florida 33702.**

4. Management of the Company. The management of the Company shall be vested in the manager of the Company. The name and address of the initial manager of the Company is as follows:

<u>Name</u>	<u>Address</u>
Anthony Nicola Lolli	244 5th Ave., Suite 2025 New York, NY 10001
Tereza A Hakobyan Lolli	244 5th Ave., Suite 2025 New York, NY 10001

5. 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.

6. Purpose; Operating Agreement. 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. The members shall have the power to adopt, alter, amend, or repeal the Operating Agreement of the Company containing provisions for the regulation and management of the affairs of the Company.

The undersigned executed these Articles of Organization this 3<sup>rd</sup> day of April, 2024.

In accordance with Section 605.0203(1)(b), *Florida Statutes*, the execution of these Articles 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 s.817.155, F.S.



James R. Spoor,  
Authorized Representative of Member

FILED  
 APR 3 2024  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

**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.

Spoor Law, P.A.



By: \_\_\_\_\_  
James R. Spoor, President

Dated: April 3, 2024

**FILED**  
2024 APR 19 PM 2:57  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA