

L24000 164535

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

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.

((H24000131678 3)))



H240001316783ABC%

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 : PRESTON O. COCKEY, JR., P.A.  
Account Number : I20040000112  
Phone : (813)275-5015  
Fax Number : (813)275-5015

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

Email Address: Csones@blakeip.com

FLORIDA LIMITED LIABILITY CO.  
Whitney Village, LLC

Certificate of Status	1
Certified Copy	0
Page Count	01
Estimated Charge	\$130.00

2024 APR 10 PM 4:05

Electronic Filing Menu

Corporate Filing Menu

Help

(((H24000131678 3)))

**ARTICLES OF ORGANIZATION  
OF  
WHITNEY VILLAGE, LLC**

1. **NAME.** The name of this limited liability company is Whitney Village, 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 BUSINESS.** The mailing address and street address of the Company's principal office is 262 – 4<sup>th</sup> Avenue North, St. Petersburg, Florida 33701.

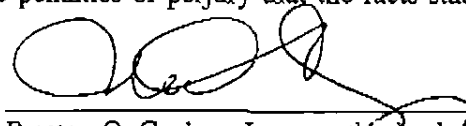
3. **REGISTERED AGENT AND OFFICE.** The name of the initial registered agent of the Company is Preston O. Cockey, Jr. The street address of the initial registered agent of the Company is 110 E. Madison Street, Suite 204, Tampa, Florida 33602.

4. **MANAGEMENT OF THE COMPANY.** The Company shall be managed by a manager or managers in accordance with the Operating Agreement adopted by the Members and is, therefore, a **manager-managed** company. The initial Managers are Blake Thompson and Coleman Sones.

5. **OPERATING AGREEMENT.** The Manager or Managers 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.

6. **Purpose.** The Company has been organized as a "qualified opportunity fund" for purposes of Sections 1400Z-1 and 1400Z-2 of the Internal Revenue Code of 1986, as amended (the "Code"). The purpose of the Company is to (a) invest in "qualified opportunity zone property" (as defined in Section 1400Z-2 of the Code or any successor statute or section thereto), (b) engage in any and all activities permitted under applicable law relating thereto so long as such activities continue to permit the Company to qualify as a "qualified opportunity fund," and (c) engage in the trade or business of acquiring, owning, holding, operating, managing, selling, exchanging and otherwise dealing with real property, including through one or more "qualified opportunity zone businesses" (as defined in Section 1400Z-2 of the Code or any successor statute or section thereto).

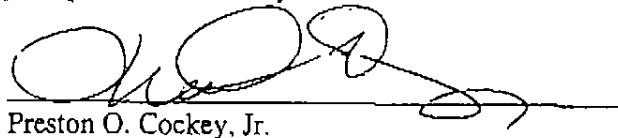
The undersigned executed these Articles of Organization effective as of the 10th day of April, 2024. (In accordance with Section 605.0205(3), *Florida Statutes*, the execution of these Articles constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

  
\_\_\_\_\_  
Preston O. Cockey, Jr., as authorized representative

((H24000131678 3)))

**ACCEPTANCE BY REGISTERED AGENT**

Having been named Registered Agent and designated to accept service of process for the within-named Company, at the place designated herein, and being familiar with the obligations of that position, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all *Statutes* relative to the proper and complete performance of my duties.



Preston O. Cockey, Jr.

Dated: April 10, 2024.