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Division of Corporations

## Florida Department of State

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Email Address: frankcortese11@gmail.com

## FLORIDA LIMITED LIABILITY CO.

## Double E Properties, LLC

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

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## ARTICLES OF ORGANIZATION OF DOUBLE E PROPERTIES, LLC

### ARTICLE I

#### Name

The name of the limited liability company ("Company") is **Double E Properties, LLC**.

### ARTICLE II

#### Address

The initial mailing address of the Company's principal office is 8517 19th Ave NW, Bradenton, FL 34209. The initial street address of the Company's principal office is 8517 19th Ave NW, Bradenton, FL 34209.

### ARTICLE III

#### Purpose and Duration

The purpose of this Company is to engage in any and all business not prohibited by the Laws of the State of Florida.

This Company shall have all powers given limited liability companies under the Laws of the State of Florida. The period of duration of this Company is perpetual.

### ARTICLE IV

#### Registered Agent and Office

The name of the Company's initial registered agent in Florida is Lauren E. Ravazzoli, Esq. The address of the Company's registered office in Florida is 3119 Manatee Avenue West, Bradenton, FL 34205.

### ARTICLE V

#### Management

A. The Company is to be managed by the following Manager until their death, permanent disability, resignation, or removal by the Member:

Frank Cortese, whose address is 8517 19th Ave NW, Bradenton, FL 34209.

B. The Manager shall have the authority to exercise all powers of the Company and to do all things necessary to carry out its business and affairs described in Florida Statutes Section 605.0109, as from time to time amended, including, but not limited to, conduct the Company's business and the power to acquire, maintain, mortgage, encumber, sell, lease, convey, and transfer

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the Company's real and personal property.

## ARTICLE VI Continuation of Business

A majority in interest of the remaining Member(s) of the Company have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event that terminates the continued membership of a Member in the Company.

## ARTICLE VII Profits and Losses Allocation

Profits and losses will be allocated to the Member(s) in accordance with the Operating Agreement of the Company, if any, and, if none, their ownership interest(s).


## ARTICLE VIII Amendments

These Articles may be amended by filing Articles of Amendment with the Florida Department of State signed by a Member and countersigned by a Manager other than the executing Member, provided, however, that if a single party is the sole Member and Manager, only that party shall be required to sign said Articles of Amendment.

## ARTICLE IX Commencement

Pursuant to the provisions of Chapter 605, Florida Statutes, this Company shall begin in existence upon filing of these Articles of Organization with the Secretary of State.

IN WITNESS WHEREOF, the undersigned Members or an authorized representative of a Member have executed these Articles of Organization on this 8th day of November, 2024.

  
Lauren E. Ravazzoli, Authorized Representative  
of Frank Cortese, Member

name:  
appoint  
office  
completion  
position

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**CERTIFICATE OF DESIGNATED  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Florida Statutes Sections 605.0201 and 605.0113, the undersigned submits the following statement as the designated registered agent / registered office in the State of Florida for **Double E Properties, LLC**:

1. The registered agent of the above-referenced limited liability company is Lauren E. Ravazzoli, Esq. The address of the registered agent's office is 3119 Manatee Avenue West, Bradenton, FL 34205.

2. Having been named as registered agent to accept service of process for the above-named limited liability company at the office designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity and to maintain its registered office. 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.

Dated: November 8, 2024.

  
Lauren E. Ravazzoli, Esq., Registered Agent

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