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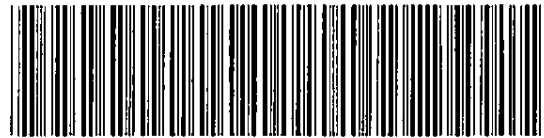
(Business Entity Name)

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COVER LETTER

**TO: New Filing Section
Division of Corporations**

SUBJECT: 717 E. Washington Street, LLC

Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Randy C. Bryan

Name of Person

Hoyt & Bryan, LLC

Firm/Company

254 Plaza Drive

Address

Oviedo, FL 32765

City/State and Zip Code

Helaine322@bellsouth.net

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Randy C. Bryan 407 977-8080

Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> \$125.00 Filing Fee | <input type="checkbox"/> \$130.00 Filing Fee &
Certificate of Status | <input type="checkbox"/> \$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed) | <input checked="" type="checkbox"/> \$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed) |
|--|---|---|--|

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

**ARTICLES OF ORGANIZATION
OF
717 E. WASHINGTON STREET, LLC**

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SECTION 1 INTRODUCTION AND PRELIMINARY STATEMENTS

The undersigned organizer (**Organizer**) desires to form a limited liability company under the laws of the State of Florida by delivering these Articles of Organization in duplicate to the Department of State of the State of Florida, in accordance with Florida Revised Limited Liability Company Act (**Act**).

SECTION 2 NAME

The name of the limited liability company is 717 E. Washington Street, LLC, a Florida limited liability company (**Company**).

SECTION 3 DURATION

The Company will perpetually exist from the filing date of these Articles of Organization with the Department of State of the State of Florida, unless dissolved according to law.

SECTION 4 COMPANY'S PURPOSE

The Company's purpose is to engage in any lawful act or activity for which limited liability companies may be formed under the Act, and all activities necessary or incidental to that purpose. The Company has all the powers necessary or convenient to carry out its purposes, including the powers granted by the Act.

SECTION 5 COMPANY'S PRINCIPAL OFFICE AND LOCATION OF RECORDS

The street address of the principal office in the United States where the Company maintains its records is 533 Green Spring Circle, Winter Springs, Florida 32708.

SECTION 6 REGISTERED AGENT AND REGISTERED OFFICE

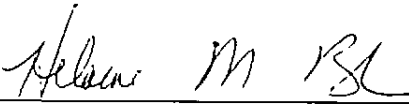
The Company's initial Registered Agent is HELAINE M. BLUM, and the Company's initial registered office is located at 533 Green Spring Circle, Winter Springs, Florida 32708.

SECTION 7 REGISTERED AGENT CONSENT

I, HELAINE M. BLUM, a natural person and resident of Florida, accept the appointment as Registered Agent of 717 E. Washington Street, LLC, a Florida limited liability company. I understand that my responsibilities as Registered Agent are to receive service of process, notices,

and demands; to forward mail; and to notify the Department of State immediately if I resign or if the registered office address changes from the addresses stated above.

Dated: January 30, 2025.


HELAINÉ M. BLUM, Registered Agent

SECTION 8 MEMBER

The name and address of the Member is:

Helene M. Blum, Trustee of the Yvette L. Blum Revocable Trust No. 1
533 Green Spring Circle
Winter Springs, Florida 32708

SECTION 9 OPERATING AGREEMENT AND AUTHORITY

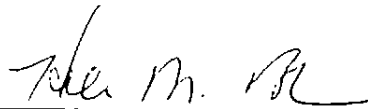
To the extent not expressly required by and provided for in the Act, the manner in which the Company conducts its business and affairs, the duties and authority of its Member and Manager, and the rights and obligations of its Member and Manager must be set forth in the Operating Agreement adopted by the initial Member and Manager of the Company. This Operating Agreement may be amended from time to time according to its provisions.

SECTION 10 MANAGEMENT

Management of the Company is vested in the Manager. The Manager has exclusive authority to act for the Company in all matters. The authorities and duties of the Manager are set forth in the Operating Agreement. The name and address of the initial Manager is:

HELAINÉ M. BLUM
533 Green Spring Circle
Winter Springs, Florida 32708

Signed on: January 30, 2025.


Helene M. Blum, Trustee of the
Yvette L. Blum Revocable Trust No. 1,
Organizer

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