

**2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L23000464694

**Entity Name:** 2479 SW 12 ST, LLC

**Current Principal Place of Business:**

5713 SW 45 ST  
MIAMI, FL 33155

**Current Mailing Address:**

5713 SW 45 ST  
MIAMI, FL 33155 US

**FEI Number:** NOT APPLICABLE

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

REINALDO CASTELLANOS P.A.  
9960 BIRD ROAD,  
MIAMI, FL 33165 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title MGR  
Name RAMON M. FERNANDEZ, TRUSTEE  
Address 5713 SW 45 ST  
City-State-Zip: MIAMI FL 33155

Title MGR  
Name NANCY E. FERNANDEZ, TRUSTEE  
Address 5713 SW 45 ST  
City-State-Zip: MIAMI FL 33155

Title AMBR  
Name RAMON M. FDZ & NANCY E. FDZ  
JOINT FAMILY TRUST  
Address 5713 SW 45 ST  
City-State-Zip: MIAMI FL 33155

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** RAMON M. FERNANDEZ

MGR

03/25/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date