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CAUTHEN & BURNS, P.A.
Division of Corporations

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Florida Department of State
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**FLORIDA LIMITED LIABILITY CO.
KATHOLM PROPERTIES, LLC**

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

H20000436251 3

**ARTICLES OF ORGANIZATION
OF
KATHOLM PROPERTIES, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Revised Act, Chapter 605, Florida Statutes hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I – NAME

The name of the limited liability company shall be KATHOLM PROPERTIES, LLC ("Company").

ARTICLE II – ADDRESS

The mailing address and street address of the principal office of the LLC is 3227 Kingston Way, Tavares, FL 32778.

ARTICLE III – DURATION AND PURPOSE

The Company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State or on another effective date as specified. The Company's existence shall be perpetual unless the company is dissolved earlier as provided in these Articles of Organization.

The purpose of the Company is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE IV – REGISTERED AGENT AND OFFICE

The name of Company's initial registered agent in Florida is KENNETH C. KATZENSTEIN. The address of Company's registered office in Florida is 3227 Kingston Way, Tavares, FL 32778.

ARTICLE V – ADMISSION OF NEW MEMBERS

Except as set forth in the Operating Agreement, no additional members shall be admitted to the company except with the unanimous written consent of all members of the Company and on such terms and conditions as shall be determined by all members.

ARTICLE VI – MANAGEMENT

The Company shall be manager – managed by a manager in accordance with the Operating Agreement, appointed by the members for the management of the business and affairs of the Company. The Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The initial Manager is KENNETH C. KATZENSTEIN.

H20000436251 3

H20000436251 3

ARTICLE VII – LIMITATION ON AGENCY AUTHORITY OF MEMBERS

Pursuant to Section 605.04074(2)(a) of the Florida Revised Limited Liability Company Act, a Member of the Company shall not be an agent of the Company solely by virtue of being a member, however, the Manager is an agent for the Company.

The undersigned affirms that the Company has at least one Member at the time these Articles become effective, and the below Member is an authorized agent to sign the initial Articles of Organization.

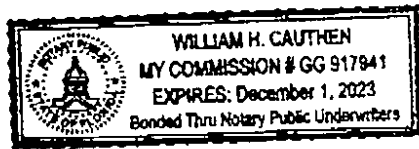
IN WITNESS WHEREOF, the undersigned have executed these Articles of Organization of this limited liability Company this 22nd day of December 2020.

In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of this Affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Kenneth C. Katzenstein
KENNETH C. KATZENSTEIN, Manager and Registered Agent

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of December 2020 by KENNETH C. KATZENSTEIN, who is ☒ personally known to me or ☐ who has produced _____ as identification.



William H. Cauthen
Print or Type Name: William H. Cauthen
Notary Public
My Commission Expires:

H20000436251 3

ACCEPTANCE OF 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, Fla. Stat.


KENNETH C. KATZENSTEIN, Registered Agent

Dated: December 22, 2020