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FLORIDA LIMITED LIABILITY CO.
303 PINE LLC

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Prepared by:

Sean Kelly, Esq.
Fla. Bar No. 106435
Najmy Thompson, P.A.
1401 8th Avenue West
Bradenton, Florida 34205
941-748-2216

Audit No. H21000203422 3

ARTICLES OF ORGANIZATION
OF
303 PINE LLC

The undersigned, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, as amended from time to time, does hereby adopt the following Articles of Organization for such company:

ARTICLE I. NAME

The name of the limited liability company is: **303 PINE LLC** (the "Company").

ARTICLE II. MAILING AND STREET ADDRESS

The mailing address and the street address of the principal office for the Company is:

1401 8th Avenue West
Bradenton, Florida 34205

ARTICLE III. REGISTERED AGENT AND OFFICE

The name and street address of the initial registered agent for the Company is:

Najmy Thompson, PL
1401 8th Ave. W.
Bradenton, Florida 34205

ARTICLE IV. EFFECTIVE DATE AND TIME

The effective date and time of these Articles of Organization shall be the date and time that these Articles of Organization are filed with the Florida Department of State, Division of Corporations.

ARTICLE V. PURPOSE

The purpose of the Company is to purchase, sell, hold, develop, lease, rent, manage, and to otherwise deal in real property located in Manatee County, Florida, and to engage in any and all activities necessary or incidental to this purpose.

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ARTICLES OF ORGANIZATION OF 303 PINE LLC

ARTICLE VI. MANAGEMENT OF COMPANY

The Company shall be a Manager-managed Company. The initial Manager of the Company is:

Name:

Shawn T. Kaleta

Address:

1401 8th Avenue West
Bradenton, Florida 34205

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ARTICLE VII. STATEMENT OF AUTHORITY

This statement of authority is made pursuant to section 605.0302(1), Florida Statutes.

(a) Manager's Unanimous Authority. The Manager(s) of the Company, acting unanimously, shall have the full power and authority, in their sole discretion, without the prior consent, authorization, or joinder of the Member(s) of the Company, to execute and deliver, for and on behalf of the Company, any and all documents and instruments which may be necessary to purchase, sell, transfer, mortgage, lease, encumber, or otherwise deal in real property held in the name of the Company, even when such real property is substantially all of the assets of the Company, and to enter into other transactions on behalf of, or otherwise act for or bind, the Company. No person dealing with the Manager(s) need inquire into the validity or propriety of any document or instrument executed in the name of the Company by the Manager(s) unanimously, or as to the authority of the Manager(s) in executing the same.

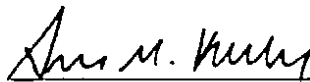
(b) No Authority to Other Persons. No other persons shall have any authority, without the prior written consent of the Manager(s) or Member(s) of the Company, to enter into any transaction on behalf of, or otherwise act for or bind, the Company.

ARTICLE VIII. INDEMNIFICATION

The Company shall indemnify any member, manager, officer, director, employee, or agent, and any former member, manager, officer, director, employee, or agent, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned, the Authorized Representative of the Company, has signed these Articles of Organization on May 20, 2021.

In accordance with section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



Sean Kelly, as Authorized Representative

ARTICLES OF ORGANIZATION OF 303 PINE, LLC

ACCEPTANCE BY REGISTERED AGENT

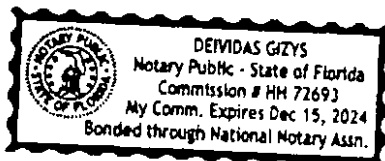
Having been named as Registered Agent and to accept service of process for the above stated limited liability company, the firm hereby accepts the appointment as Registered Agent and agrees to act in this capacity. The firm further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as Registered Agent as provided in Chapter 605, Florida Statutes.

Najmy Thompson, P.L.

By: Sean M. Kelly
Sean Kelly, as a firm attorney

STATE OF FLORIDA
COUNTY OF MANATEE

On May 20, 2021, Sean Kelly, Esq., as an attorney with Najmy Thompson, P.L., designated above as the firm who shall serve as this company's Registered Agent, ☒ who is personally known to me or ☐ who produced _____ as identification, personally appeared before me by means of ☒ physical presence or ☐ online notarization, and signed these Articles of Organization.



Devidas Gizys
Notary Public, State of Florida

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