

L21000532477

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

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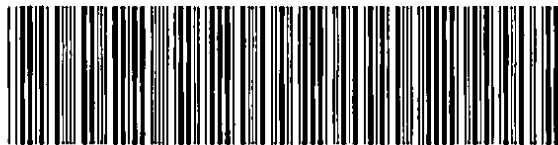
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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2021 DEC 27 AM 10:45

SECRETARY OF STATE  
TALLAHASSEE, FL

CORPORATION SERVICE COMPANY  
1201 Hays Street  
Tallahassee, FL 32301  
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 347878 80420A

AUTHORIZATION :

*[Handwritten Signature]*

COST LIMIT : \$160.00

ORDER DATE : December 22, 2021

ORDER TIME : 9:39 AM

ORDER NO. : 347878-005

CUSTOMER NO: 80420A

DOMESTIC FILING

NAME: A KISTNER LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP  
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
PLAIN STAMPED COPY  
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Alexxis Weiland - EXT.

EXAMINER'S INITIALS: \_\_\_\_\_

## ARTICLES OF ORGANIZATION OF

### A KISTNER LLC

The Undersigned, being authorized to execute and file these Articles of Organization to form the Limited Liability Company hereinafter named, hereby certifies that:

#### ARTICLE I -NAME:

The name of the Limited Liability Company is: A KISTNER LLC

#### ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is: 205 Avenue K SE, Winter Haven, Florida 33880.

#### ARTICLE III - Designation of Registered Agent and Registered Office:

The name and the Florida street address of the registered agent are:

George Trenen Bush  
205 Avenue K SE  
Winter Haven, Florida 33880

Having been named as Registered Agent and to accept service of process for the above named Limited Liability Company at the place above 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, F.S.

  
Registered Agent - George Trenen Bush

This instrument prepared by:  
Donald S. Rosenberg  
Peckar & Abramson  
One Southeast Third Avenue, Suite 2000 Miami, Florida 33131  
305-358-2600  
Florida Bar No.: 068388

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#### **ARTICLE IV - Management:**

The name and address of each person authorized to manage and control the Limited Liability Company:

<b><u>Title</u></b>	<b><u>Name and Address</u></b>
MGR	Erica C. O'Neill 205 Avenue K SE Winter Haven, Florida 33880

#### **ARTICLE V -Effective Date:**

The effective date of the existence of this Limited Liability Company shall be the date of filing of these Articles of Organization in the office of the Secretary of State of Florida.

#### **ARTICLE VI - Purpose and Powers:**

The Limited Liability Company is organized for the purpose of the conduct of any and all lawful business for which a limited liability company may be organized under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, and may do and perform any and all acts and deeds lawful to be done and performed by a limited liability company under said law, all within any state in the United States of America and in any foreign country in which it may do business. Without limiting the foregoing, the limited liability company is organized for the purpose of owning, operating, managing, leasing, selling, repairing, replacing, improving and financing, on a secured and unsecured basis, real and personal property of every kind, nature and description, including general and limited partnership interests and membership interests in limited liability companies.

The Limited Liability Company shall have the same powers as an individual to do all things necessary or convenient to conduct its business and affairs, including, without limitation, all powers now and hereafter authorized under the laws of the United States, the State of Florida and any other State or Country in which the Company may own property.

#### **ARTICLE VII - Duration:**

The period of duration for the Limited Liability Company shall be perpetual.

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### **ARTICLE VIII - Admission of Additional Members:**

Additional members may be admitted to the Limited Liability Company only with the consent in writing of all members and such admission shall be upon such terms and conditions as shall be established in writing by said members.

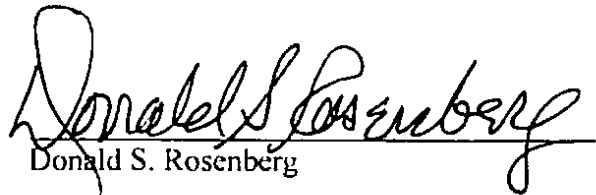
### **ARTICLE IX - Execution of Instruments and Documents:**

Any instrument or document with respect to the acquisition, ownership, operations, financing or disposition of any property or other assets of the Limited Liability Company, including but not limited to deeds, bills of sale, notes, bonds, mortgages, leases, releases and contracts of every nature executed by the Manager of the Limited Liability Company or any manager if more than one manager may be serving at any time shall be valid and binding upon all Managers and the Limited Liability Company.

### **ARTICLE X – Regulations:**

Regulations for the management and regulation of the affairs of the Limited Liability Company may only be adopted, amended and repealed by written instrument executed by all of the members, except as may be provided in the Regulations.

**IN WITNESS WHEREOF**, these Articles of Organization have been subscribed by the undersigned authorized representative of the members this 22nd day of December, 2021. (In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in S.817.155, F.S.)

  
Donald S. Rosenberg

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