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FLORIDA LIMITED LIABILITY CO.

202 70th Street LLC

Table with 2 columns: Item and Amount. Rows include Certificate of Status (0), Certified Copy (0), Page Count (03), and Estimated Charge (\$125.00).

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Prepared by and return to:
Patrick G. Bryant, Esq.
Fla. Bar. No. 0060287
Najmy Thompson, P.L.
1401 8th Avenue West
Bradenton, Florida 34205
941-748-2216

ARTICLES OF ORGANIZATION
OF
202 70th Street 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:

202 70th Street LLC (the "Company")

ARTICLE II - Address

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

6900 Gulf Drive
Holmes Beach, FL 34217

ARTICLE III - Registered Agent and Registered Office

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

Najmy Thompson, P.L.
1401 8th Avenue West
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

This purpose for which the Company is organized is: To engage in any and all lawful business pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as may be amended from time to time.

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ARTICLE VI - Management

The Company is to be managed by one or more managers and is, therefore, a manager-managed company.

The name and address of the Manager(s) of the Company is/are:

Shawn T. Kaleta
P.O. Box 1726
Bradenton, Florida 34206

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.

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IN WITNESS WHEREOF, the undersigned Authorized Representative of the Company has signed these Articles of Organization on June 2, 2022.

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.



Patrick G. Bryant, as Authorized Representative

ACCEPTANCE BY 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 property 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, Florida Statutes.

NAJMY THOMPSON, P.L.



Patrick G. Bryant, as Associate Attorney

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