

L22000277880

Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H22000211560 3)))



H220002115603ABCT

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : NAJMY THOMPSON, P.L.
Account Number : 120090000014
Phone : (941)907-3999
Fax Number : (941)896-4812

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: PBRYANT@NAJMYTHOMPSON.COM

FLORIDA LIMITED LIABILITY CO.

2218 AVE B LLC

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

RECEIVED
2022 JUN 17 PM 5:47
CORPORATIONS
COMMERCIAL
SERVICES

2022 JUN 17 PM 1:54

[Electronic Filing Menu](#)[Corporate Filing Menu](#)[Help](#)

Audit No. H22000211560 3

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
2218 AVE B 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:

2218 AVE B LLC (the "Company")

ARTICLE II - Address

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

9801 Gulf Drive, Suite 5
Anna Maria, Florida 34216

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.

2022 JUN 17 PM 1:51
ALANESSA, FL

H22000211560 3

Audit No. _____

Audit No. H22000211560 3

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.

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.

Audit No. H22000211560 3

Audit No. H22000211560 3

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 Authorized Representative of the Company has signed these Articles of Organization on June 17, 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.

DocuSigned by:
Patrick G. Bryant
EACA190614BAM14
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.

DocuSigned by:
Patrick G. Bryant
EACA190614BAM14
Patrick G. Bryant, as Associate Attorney

Jun 17 PM 1:51
NAJMY THOMPSON, P.L.