

8/9/22 9:15 AM  
L22000348574  
Division of Corporations  
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.

((H22000268435 3)))



H220002684353ABC%

**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 : WILLIAMS, PARKER, HARRISON, DIETZ & GETZEN, PLLC  
Account Number : 072720000266  
Phone : (941)366-4800  
Fax Number : (941)552-7141

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

Email Address: gjtuchulski@gmail.com

**FLORIDA LIMITED LIABILITY CO.**

**23 Guest House, LLC**

Certificate of Status	1
Certified Copy	1
Page Count	02
Estimated Charge	\$160.00

2022 AUG -9 AM 10:17

RECEIVED  
OFFICE OF THE  
CLERK OF THE  
COURT

22 AUG -9 PM 12:35  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Electronic Filing Menu Corporate Filing Menu Help

OK

DocuSign Envelope ID: 773898BF-6337-417C-8088-F9169229B8C6

H22000268435 3

**ARTICLES OF ORGANIZATION  
OF  
23 GUEST HOUSE, LLC**

The undersigned authorized representative hereby subscribes to these Articles of Organization to form a limited liability company (the "Company"), under the Florida Revised Limited Liability Company Act (Chapter 605, Florida Statutes) and in accordance with F.S. § 605.0201.

**1. Name.** The name of the Company is:

23 Guest House, LLC

**2. Mailing Address and Street Address of Principal Office.** The mailing address and the street address of the principal office of the Company is c/o Thomas J. McLaughlin, 200 South Orange Avenue, Sarasota, Florida 34236.

**3. Name and Street Address of Initial Registered Agent.** The name and street address of the Company's initial registered agent is Cross Street Corporate Services, LLC, 200 South Orange Avenue, Sarasota, Florida 34236.

**4. Management.** The Company shall be a manager-managed company. The name and address of the initial manager of the Company is:

Gregory J. Tucholski  
c/o Thomas J. McLaughlin  
200 South Orange Avenue  
Sarasota, FL 34236

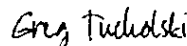
Managers may be appointed or removed in the manner provided in the Operating Agreement of the Company.

**5. Existence.** In accordance with F.S. § 605.0207, the Company's existence shall begin at the date and time these Articles of Organization are filed, as evidenced by the Department of State's date and time endorsement.

**6. Amendment.** These Articles of Organization may be amended in the manner provided in the Operating Agreement of the Company.

**IN WITNESS WHEREOF**, the undersigned authorized representative has executed these Articles of Organization as of the 9th day of August, 2022 (the "Execution Date").

DocuSigned by:



\_\_\_\_\_  
Gregory J. Tucholski  
Authorized Representative

FILED  
22 AUG -9 PM 12:35  
CLERK OF THE  
COURT  
JANUARY 1, 2024

H22000268435 3

H22000268435 3

**ACKNOWLEDGEMENT OF REGISTERED AGENT**

In accordance with F.S. §§ 605.0201(2)(c) and 605.0113, the undersigned is familiar with the obligations imposed on the position of registered agent by the Florida Revised Limited Liability Company Act and hereby accepts appointment as the initial registered agent of the Company.

**IN WITNESS WHEREOF**, the undersigned has executed this Acknowledgement of Registered Agent as of the Execution Date.

**Cross Street Corporate Services, LLC,**  
a Florida limited liability company

By: DocuSigned by: Thomas McLaughlin  
14F7362E0966443  
Thomas J. McLaughlin  
As its Vice President

7295949.v1

FILED  
22 AUG -9 PM 12:35  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA