

Florida Department of State

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**FLORIDA LIMITED LIABILITY CO.
492 OLD TOWN, LLC**

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**ARTICLES OF ORGANIZATION
OF
492 OLD TOWN, LLC**

1. **NAME.** The name of this Limited Liability Company (the "Company") is 492 Old Town, LLC.

2. **PURPOSE.** The purpose for which the Company is organized is:

The transaction of any and all lawful business for which a limited liability company may be organized under the laws of the State of Florida.

3. **DURATION.** The Company shall terminate on December 31, 2063, unless dissolved sooner in accordance with these Articles of Organization, and its existence shall commence on January 1, 2024.

4. **INITIAL REGISTERED OFFICE AND AGENT.** The street address of the initial registered office of the Company is 593 Kingfisher Lane, Longboat Key, Florida 34228, and the name of the initial registered agent of the Company at that address is Joseph Iannello. The principal business address of the Company is 593 Kingfisher Lane, Longboat Key, Florida 34228.

5. **MANAGERS.** The Company shall be managed by three managers, initially. The number of managers may be increased or diminished from time to time, by the members, but shall never be less than one. The managers shall be elected annually in accordance with regulations adopted by the members for the management of the Company.

6. **INITIAL MANAGERS.** The name and street address of each initial manager who shall hold office until the first annual members' meeting or until a successor has been elected and qualified are:

<u>Name</u>	<u>Address</u>
Joseph Iannello	593 Kingfisher Lane, Longboat Key, Florida 34228
Karen Iannello	593 Kingfisher Lane, Longboat Key, Florida 34228

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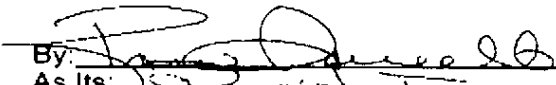
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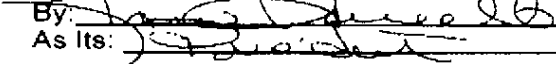
7. ADMISSION OF NEW MEMBERS. No additional members shall be admitted to the Company except with the unanimous written consent of all the members of the Company and upon such terms and conditions as determined by all the members. A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business affairs of the Company or become a member unless all the other members of the Company, other than the member proposing to dispose of his or her interest, approve of the proposed transfer by unanimous written consent.

8. TERMINATION OF EXISTENCE. The Company shall be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members.

IN WITNESS WHEREOF, the undersigned organizer has executed these Articles of Organization on January 4, 2024.

Jason Real Estate Properties, Ltd

By: 

As Its: 

ACCEPTANCE OF DESIGNATION OF RESIDENT AGENT

I hereby accept the designation as resident agent of the above Company and agree to comply with the provisions of Fla. Stat. §48.091 relative to keeping open a location for the service of process.


Joseph Jannello, Resident Agent

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