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Division of Corporations  
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From:

Account Name : NAJMY THOMPSON, P.L.  
Account Number : 120090000014  
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**FLORIDA LIMITED LIABILITY CO.  
FACTORY INVESTORS OF ST. PETE LLC**

Certificate of Status	0
Certified Copy	0
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FILED  
2024 MAR 18 AM 9:53  
SECRETARY OF STATE  
TALLAHASSEE, FL

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**ARTICLES OF ORGANIZATION** 2024 MAR 18 AM 9:53  
**OF**  
**FACTORY INVESTORS OF ST. PETE LLC** SECRETARY OF STATE  
TALLAHASSEE, FL

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:

FACTORY INVESTORS OF ST. PETE LLC (the "Company")

**ARTICLE II - Address**

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

2151 Central Avenue  
St. Petersburg, Florida 33713

**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.  
575 2<sup>nd</sup> Avenue South, Suite 209  
St. Petersburg, 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:

Factory Management of St. Pete LLC  
2151 Central Avenue  
St. Petersburg, Florida 33713

#### **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 March 17, 2024.

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.

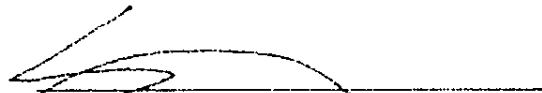


Sean M. Kelly, as Authorized Representative

**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.



Sean M. Kelly, as Firm Principal

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