

5/8/24, 10:27 AM

Division of Corporations

L24000209949

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.

(((H24000167094 3)))



H240001670943ABCO

**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 : DRIVER, MCAFEE, PEEK &amp; HAWTHORNE, P.L.

Account Number : I20020000137

Phone : (904)301-1269

Fax Number : (904)301-1279

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

Email Address: \_\_\_\_\_

FLORIDA LIMITED LIABILITY CO.

TDC2898, LLC

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

RECEIVED

2024 MAY -9 AM 11:52

DIVISION OF CORPORATIONS  
COMMERCIAL  
SERVICES

2024 MAY -9 AM 6:28

Electronic Filing Menu

Corporate Filing Menu

Help

H24000167094 3

ARTICLES OF ORGANIZATION  
OF  
TDC2898, LLC

The undersigned, an authorized representative of a prospective member, desiring to form a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, hereby adopts the following Articles of Organization:

ARTICLE I - NAME

The name of the limited liability company is TDC2898, LLC (the "Company").

ARTICLE II - ADDRESS

The street and mailing address of the Company's principal office are:

1605 Beach Avenue  
Atlantic Beach, Florida 32233

ARTICLE III - PURPOSE

The Company is organized for the purpose of performing all lawful business permitted under the laws of the United States and of the State of Florida.

ARTICLE IV - REGISTERED OFFICE AND AGENT

The Company (i) designates 1605 Beach Avenue, Atlantic Beach, Florida 32233 as the street address of the Company's registered office, and (ii) names Jim Gattoni as the Company's registered agent at that address to accept service of process within the State of Florida.

ARTICLE V - MANAGEMENT AND AUTHORITY

The Company shall be a manager-managed company. Pursuant to Section 605.04074, Florida Statutes, no member of the Company shall be an agent of the Company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a member.

The following individuals shall serve as a manager of the Company until their successors are appointed or elected and qualified pursuant to the applicable provisions contained in the Company's Operating Agreement, or until the earlier of such managers' respective death, removal or resignation:

Jim Gattoni  
1605 Beach Avenue  
Atlantic Beach, Florida 32233

Tim Gattoni  
1605 Beach Avenue  
Atlantic Beach, Florida 32233

Ann Gattoni  
1605 Beach Avenue  
Atlantic Beach, Florida 32233

2024 H.A. - 9 M. 6:26

H24000167094 3

H24000167094 3

#### ARTICLE VI - INDEMNIFICATION

The Company shall indemnify any person who is or was a party to any proceeding by reason of the fact that such person is or was a manager, member or officer of the Company or its subsidiaries, to the fullest extent not prohibited by law, for actions taken in the capacity of such person as a manager, member or officer of the Company or its subsidiaries. To the fullest extent not prohibited by law, the Company shall advance reasonable indemnification expenses (including attorneys' fees and costs) for actions taken in the capacity of such person as a manager, member or officer within twenty (20) days after receipt by the Company of (a) a written statement requesting such advance, (b) evidence of the expenses incurred, and (c) a written statement by or on behalf of such person agreeing to repay the advanced expenses if it is ultimately determined that such person is not entitled to be indemnified against such expenses.

The undersigned authorized representative, for the purpose of forming a limited liability company under the laws of the State of Florida, has executed these Articles of Organization.



Jim Gattoni, Authorized Representative

2024 MAY -9 11 6:26

H24000167094 3

H24000167094 3

### ACCEPTANCE OF REGISTERED AGENT

The undersigned (i) agrees to act as registered agent for the Company named above, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of the Florida Revised Limited Liability Company Act, and (ii) acknowledges that the undersigned is familiar with and accepts the obligations of such position.

Dated: May 9, 2024

  
Jim Gattoni

2024 May -9 PM 6:28

Prepared by:  
Driver, McAfee, Hawthorne & Diebenow, PLLC  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202  
904-301-1269

H24000167094 3