

6/4/24, 1:45 PM

Division of Corporations

## Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

**L24000246960**

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

((H24000196288 3)))



H240001962883ABC7

**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 : GREENSPOON MARDER, P.A.  
Account Number : 076064003722  
Phone : (838)491-1120  
Fax Number : (954)333-2132

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

Email Address: bricnardson@flipperspizzeria.com

### FLORIDA LIMITED LIABILITY CO.

#### Flippers Holding Co, LLC

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

RECEIVED

2024 JUN -4 PM 2:04

DIVISION OF CORPORATIONS  
COMMERCIAL  
SERVICES

2024 JUN -4 PM 4:03

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

[Electronic Filing Menu](#)

[Corporate Filing Menu](#)

[Help](#)

H24000196288 3

**ARTICLES OF ORGANIZATION  
OF  
FLIPPERS HOLDING CO, LLC**

**ARTICLE I Name:**

The name of the Limited Liability Company is Flippers Holding Co, LLC

**ARTICLE II - Duration:**

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

**ARTICLE III- Address:**

The mailing address and street address of the principal office of the Limited Liability Company is 10832 Satellite Blvd., Suite A, Orlando, Florida 32837.

**ARTICLE IV - Registered Agent:**

The name and address of the initial registered agent for this Limited Liability Company is Greenspoon Marder LLP, 200 E. Broward Blvd., Suite 1800, Fort Lauderdale, Florida 33301.

**ARTICLE V - Management:**

The Limited Liability Company is to be managed by a manager or managers and the names and addresses of the initial managers who are to serve as managers are:

Scott Koussaie  
10832 Satellite Blvd.  
Suite A  
Orlando, FL 32837

Brett Dennis  
10832 Satellite Blvd.  
Suite A  
Orlando, FL 32837

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
2024 JUN -1, PM 4: 03

H24000196288 3

John J. Rattigan, Jr.  
10832 Satellite Blvd  
Suite A  
Orlando, FL 32837

John Saterbo  
10832 Satellite Blvd.  
Suite A  
Orlando, FL 32837

The managers of this Limited Liability Company: (i) may be replaced by the members, and (ii) shall be elected by the members, as provided for in the Operating Agreement of this Limited Liability Company.

Whereof, the undersigned has executed these Articles of Organization this 4<sup>th</sup> day of June, 2024.

/s/ Ellen Gilmore  
Ellen Gilmore.  
Authorized Representative of Member

H24000196288 3

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES,  
THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING  
STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN  
THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

Flippers Holding Co. LLC

2. The name and address of the registered agent and office is:

Greenspoon Marder LLP (the "Firm")  
200 E. Broward Blvd., Suite 1800  
Fort Lauderdale, Florida 33301

By: /s/Ellen Gilmore  
Ellen Gilmore, For the Firm

*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, the Firm hereby accepts the appointment as registered agent and agrees to act in this capacity. The Firm further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and the Firm is familiar with and accepts the obligations of its position as registered agent.*

By: <u>/s/Ellen Gilmore</u>	<u>June 4, 2024</u>
Ellen Gilmore, For the Firm (Signature)	(Date)