

Florida Department of State  
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To:  
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 Fax Number : (850)617-6381

From:  
 Account Name : NAJMY THOMPSON, P.L.  
 Account Number : I20090000014  
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**FLORIDA LIMITED LIABILITY CO.  
 312 MAGNOLIA LLC**

Certificate of Status	0
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 2024 JUL 29 PM 3:59

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 COMMERCIAL SERVICES

Prepared by:  
Rainier J. Altieri, Esq.  
Fla. Bar No. 1038603  
Najmy Thompson, PL  
1401 8th Avenue West  
Bradenton, Florida 34205  
941-748-2216  
File No.: 24-6818

Audit No. (((H24000255251 3)))

**ARTICLES OF ORGANIZATION**  
**OF**  
**312 MAGNOLIA LLC**

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: **312 MAGNOLIA LLC**; and shall be referred to herein as "the Company" or "this Company."

**ARTICLE II. MAILING AND STREET ADDRESS**

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

Principal Office Address:

303 9<sup>th</sup> Street West  
Bradenton, Florida 34205

Mailing Address:

303 9<sup>th</sup> Street West  
Bradenton, Florida 34205

**ARTICLE III. REGISTERED AGENT AND OFFICE**

The name and street address of the initial registered agent for the Company is:

Najmy Thompson, P.L.  
1401 8<sup>th</sup> Avenue West  
Bradenton, 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.

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ARTICLES OF ORGANIZATION OF 312 MAGNOLIA LLC

ARTICLE V. PURPOSE

The 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.

ARTICLE VI. MANAGEMENT OF COMPANY

The Company shall be a Manager-managed Company. The initial Manager of the Company is:

Name:  
SHAWN T. KALETA

Address:  
303 9<sup>th</sup> Street West  
Bradenton, Florida 34205

ARTICLE VII. 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.

IN WITNESS WHEREOF, the undersigned, as an authorized representative of the Company and the Members, has signed these Articles of Organization on this 29th day of July 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.*



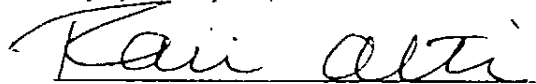
RAINIER ALTIERE, Esq., as Authorized  
Representative

ARTICLES OF ORGANIZATION OF 312 MAGNOLIA LLC

**ACCEPTANCE BY REGISTERED AGENT**

Having been named as Registered Agent and to accept service of process for the above stated limited liability company, the undersigned hereby accepts the appointment as Registered Agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as Registered Agent as provided in Chapter 605, Florida Statutes.

Najmy Thompson, P.L.

A handwritten signature in cursive script that reads "Rainier J. Altieri". The signature is written in black ink and is positioned above a horizontal line.

Rainier J. Altieri  
Associate Attorney