

# Florida Department of State

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From: Account Name : JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP.  
Account Number : 076665002140  
Phone : (727)461-1818  
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## FLORIDA LIMITED LIABILITY CO. 45 Live Oak, LLC

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**ARTICLES OF ORGANIZATION  
OF  
45 LIVE OAK, LLC**

The undersigned, acting as the organizer of a limited liability company to be formed under the Florida Limited Liability Company Act, as amended (the "Act"), hereby forms a Florida limited liability company (this "Company") pursuant to the Act and hereby sets forth the following Articles of Organization (these "Articles"):

**ARTICLE I  
Name**

The name of this Company shall be: 45 LIVE OAK, LLC

**ARTICLE II  
Place of Business**

The principal place of business of the Company shall be 2745 3<sup>rd</sup> Avenue S., St. Petersburg, Florida 33712, and the mailing address of this Company shall be P.O. Box 15615, St. Petersburg, Florida 33733, and such other place or places as may be designated by the manager from time to time.

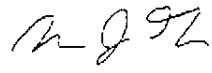
**ARTICLE III  
Registered Agent and Office**

The initial registered agent for this Company shall be Chestnut Business Services, LLC and the address of the registered agent for service of process shall be 311 Park Place Blvd, Suite 300, Clearwater, Florida 33759.

**ARTICLE IV  
Management of Business**

The Company shall be manager-managed. The initial manager shall be Jessica A. Harris, whose address is P.O. Box 15615, St. Petersburg, Florida 33733.

The undersigned has executed these Articles of Organization this 15<sup>th</sup> day of August, 2024.



NICHOLAS J. GRIMAUDO,  
Authorized Representative

**Prepared By:**  
Nicholas J. Grimaudo, Esquire  
Johnson, Pope, Bokor, Ruppel & Burns, LLP  
311 Park Place Blvd., Suite 300  
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(727) 461-1818  
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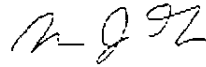
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**CERTIFICATE OF DESIGNATION**  
**AND ACCEPTANCE OF REGISTERED AGENT**

The undersigned, having been named Registered Agent and designated to accept service of process for the above-stated Company, at 311 Park Place Blvd., Suite 300, Clearwater, Florida 33759, hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties hereunder.

Dated this 15<sup>th</sup> day of August, 2024.

Chestnut Business Services, LLC



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Nicholas J. Grimaudo, VP

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