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Division of Corporations

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FLORIDA LIMITED LIABILITY CO.  
240 VAN BUREN LLC

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Page Count	03
Estimated Charge	\$125.00

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**Prepared by:**

Rainier J. Altieri, Esq.  
Fla. Bar No. 1038603  
Najmy Thompson, PL  
1401 8th Avenue West  
Bradenton, Florida 34205  
941-748-2216  
24-6953

Audit No. (((H24000352719 3)))

**ARTICLES OF ORGANIZATION**

**OF**

There is

**240 VAN BUREN 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: **240 VAN BUREN 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, Suite 2  
Bradenton, Florida 34205

**Mailing Address:**

303 9<sup>th</sup> Street West, Suite 2  
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 240 VAN BUREN 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, Suite 2  
Bradenton, Florida 34205

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.

the  
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.

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ARTICLES OF ORGANIZATION OF 240 VAN BUREN LLC

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 22nd day of October 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.*

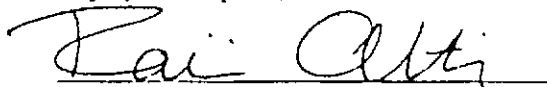


RAINIER ALTIERE, Esq., as Authorized  
Representative

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.



Rainier J. Altieri  
Associate Attorney