

Please keep original file date, December 2, 2024

Florida Department of State

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To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : COMPUTERSHARE
Account Number : 110432003053
Phone : (561)694-8107
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SECRETARY OF STATE
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FLORIDA LIMITED LIABILITY CO.
El Pirata Porch, LLC

Certificate of Status	1
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Page Count	04
Estimated Charge	\$130.00

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
El Pirata Porch, LLC

Article II. Address

The street address of the Company’s initial principal office is:
El Pirata Porch, LLC
8016 Railroad Ave
Jacksonville FL 32219

The mailing address of the Company’s initial principal office is:
El Pirata Porch, LLC
8016 Railroad Ave
Jacksonville FL 32219

Article III. Registered Agent

The name and street address of the Company’s registered agent is:

ANTHONY J PEREZ LAW GROUP, PLLC
7950 W. FLAGLER STREET, SUITE 104
Miami FL 33144

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company’s Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Computershare Entity Solutions Inc.
d/b/a Corporate Creations
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

Anthony J Perez II
8016 Railroad Ave
Jacksonville FL 32219
Jinelly Perez
8016 Railroad Ave
Jacksonville FL 32219

Article VII. Company Existence

The Company's existence shall begin effective as of December 2, 2024.

The undersigned authorized representative of a member executed these Articles of Organization on 12/2/2024.

/s/ Caitlin Lazarus

COMPUTERSHARE ENTITY SOLUTIONS INC.
D/B/A CORPORATE CREATIONS

Computershare Entity Solutions Inc.
d/b/a Corporate Creations
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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by Caitlin Lazarus as attorney-in-fact

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

El Pirata Porch, LLC

REGISTERED AGENT/OFFICE:

ANTHONY J PEREZ LAW GROUP, PLLC
7950 W. FLAGLER STREET, SUITE 104
Miami FL 33144

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

/s/ Caitlin Lazarus

ANTHONY J PEREZ LAW GROUP, PLLC

by Caitlin Lazarus as attorney-in-fact

Date: December 2, 2024.

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