

625000057415

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

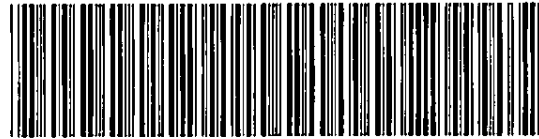
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



400441950694

2025 FEB 11 PM 3:47

FILED

2025 FEB 11 PM 3:13
HALL OF STATE
TALLAHASSEE, FLORIDA

RECEIVED



CSC - Tallahassee
1201 Hays Street
Tallahassee, FL 32301-2607
850-558-1500, Ext: x61563

To: Department Of State, Division Of Corporations
From: Shauna Godbolt
Ext: x61563
Date: 02/11/25
Order #: 1821630-1
Re: PHELAN - HOGFISH PROPERTY HOLDINGS 513, LLC
Processing Method: Routine

TO WHOM IT MAY CONCERN:

Enclosed please find:

Certificate of Formation/Incorporation

Amount to be deducted from our State Account: \$125.0 - FL State Account Number:
I20000000195

Please take the following action:

File in your office on basis
Issue Proof of Filing

A handwritten signature in cursive script, appearing to read "Shauna Godbolt", is written over a faint, circular official stamp. The stamp contains the text "DIVISION OF CORPORATIONS" and "STATE OF FLORIDA" around the perimeter, with a date and time stamp in the center that reads "FEB 11 2025 14:37".

Special Instructions:

Thank you for your assistance in this matter. If there are any problems or questions with this filing, please call our office.

**ARTICLES OF ORGANIZATION
OF
PHELAN – HOGFISH PROPERTY HOLDINGS 513, LLC**

a Florida Limited Liability Company

The undersigned, being the duly authorized representative of the initial members of a limited liability company to be organized under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, adopts and submits the following Articles of Organization for such limited liability company:

**ARTICLE I
NAME**

The name of the limited liability company is **PHELAN – HOGFISH PROPERTY HOLDINGS 513, LLC**, a Florida limited liability company (the “Company”).

**ARTICLE II
PRINCIPAL PLACE OF BUSINESS**

The mailing address and street address of the principal office of the Company shall be **1061 Collier Center Way, Naples, Florida 34110**.

**ARTICLE III
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the registered agent of the Company is **4001 Tamiami Trail N., #300, Naples, FL 34103**, and the name of the registered agent at such address is **Matthew L. Grabinski, Esq.**

**ARTICLE IV
EFFECTIVE DATE**

The Company’s effective date of existence shall begin on the date of filing of these Articles.

**ARTICLE V
DURATION**


The Company’s duration shall be perpetual.

**ARTICLE VIII
INITIAL MANAGER**

The Company will be managed by a manager or managers, who shall be designated, appointed or elected as more fully described in the Operating Agreement and Regulations. The number of managers of the Company shall be initially be one (1). The number of managers may be decreased or increased in accordance with the terms of the Operating Agreement and Regulations. Until such time as a successor or substitute is elected, appointed or designated in accordance with the Operating Agreement and Regulations, the Manager of the Company shall be as follows:

MGR: **Phelan Holdings, Inc.**
 Attn: Grant Phelan, Vice President
 1061 Collier Center Way
 Naples, Florida 34110

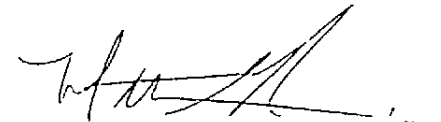
IN WITNESS WHEREOF, the undersigned, being the duly authorized representative of the Company, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, has executed these Articles of Organization as of the 10th day of February, 2025.



Matthew L. Grabinski, Esq.
Authorized Representative

ACCEPTANCE BY REGISTERED AGENT

I, Matthew L. Grabinski, Esq. having been duly designated to act as registered agent and to accept service of process for **PHELAN – HOGFISH PROPERTY HOLDINGS 513, LLC**, a limited liability company to be organized under the Florida Revised Limited Liability Company Act, hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and am familiar with and accept the designations of my position as Registered Agent.


Matthew L. Grabinski, Esq.

FIN-147949

RECEIVED
JAN 11 2011
11:00 AM
CLERK OF COURT
CLERK OF COURT