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Email Address: georgeq@wellerres.com

FLORIDA LIMITED LIABILITY CO.

~~G&J Investments, LLC~~ Borquay Investments, LLC

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ARTICLES OF ORGANIZATION OF BORQUAY INVESTMENTS, LLC

The undersigned authorized representative does hereby certify that the persons so identified herein have associated themselves together for the purpose of forming a limited liability company (the "*Company*") under the laws of the State of Florida.

ARTICLE I NAME

The name of the Company shall be: **Borquay Investments, LLC.**

ARTICLE II ADDRESS AND PLACE OF BUSINESS

The address of the principal office and the mailing address of this Company shall be:

Principal Office

150 2nd Avenue North, Suite 710
St. Petersburg, FL 33701

Mailing Address

150 2nd Avenue North, Suite 710
St. Petersburg, FL 33701

ARTICLE III PERIOD OF DURATION

The period of duration of the Company shall be perpetual.

ARTICLE IV GENERAL POWERS

The Company is formed for the purpose of conducting and undertaking, and shall have the power to conduct and undertake, any and all activities and actions authorized under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes.

ARTICLE V MANAGEMENT

All powers of the Company shall be exercised by or under the authority of the manager and, except as otherwise provided in the operating agreement of the Company, if any ("*Operating Agreement*"), the business and affairs of the Company shall be managed by or under

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*Articles of Organization
Borquay Investments, LLC*

the direction of the manager. The initial manager shall be Weller Residential, LLC, and its mailing address is 150 2nd Avenue North, Suite 710, St. Petersburg, FL 33701.

**ARTICLE VI
OPERATING AGREEMENT**

The members of the Company may adopt an operating agreement pertaining to the regulation, management, and other affairs of the Company (previously defined as the "Operating Agreement"), provided that such Operating Agreement shall not be inconsistent with these Articles of Organization or with the laws of the State of Florida. The Operating Agreement may be repealed or altered only in the manner now or hereafter prescribed therein, consistent with the laws of the State of Florida.

**ARTICLE VII
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the Company's initial registered office in Florida is 333 3rd Avenue North, Suite 200, St. Petersburg, FL 33701, and the name of its initial registered agent is Chestnut Business Services, LLC. The Company may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Section 605.0113, Florida Statutes.

**ARTICLE X
ACKNOWLEDGMENT**


The members of the Company, through their undersigned authorized representative, do hereby certify that the foregoing constitutes the proposed Articles of Organization of **Borquay Investments, LLC**. These Articles of Organization may be amended from time to time by consent of the members holding a majority of the voting interests of the Company, or otherwise in the manner now or hereafter prescribed in the Company's Operating Agreement, consistent with the laws of the State of Florida.

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*Articles of Organization
Borquay Investments, LLC*

IN WITNESS WHEREOF, the undersigned authorized representative has executed these Articles of Organization this 15th day of August 2019.



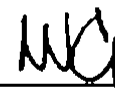
William Conroy
Authorized Representative

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of Borquay Investments, LLC the undersigned accepts such an appointment, agrees to act in such capacity and is familiar with and accepts the obligations set forth in Section 605.0113, Florida Statutes.

EXECUTED this 15th day of August 2019.

Chestnut Business Services, LLC

By: 

William Conroy, Vice President

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