

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L23000440212  
FILED 8:00 AM  
September 21, 2023  
Sec. Of State  
fjeggleston

**Article I**

The name of the Limited Liability Company is:

JTB SEMINOLE HEIGHTS, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

628 S MATANZAS AVE  
TAMPA, FL. 33609

The mailing address of the Limited Liability Company is:

628 S MATANZAS AVE  
TAMPA, FL. 33609

**Article III**

The name and Florida street address of the registered agent is:

FANELLI LAW FIRM PA  
180 FOUNTAIN PARKWAY N  
SUITE 100  
ST. PETERSBURG, FL. 33716

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I 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 I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JULIE V. FANELLI, PRESIDENT

## **Article IV**

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The name and address of person(s) authorized to manage LLC:

Title: MGR  
JEREMY KRAL  
628 S MATANZAS AVE  
TAMPA, FL. 33609

Title: MGR  
BRIAN KENNY  
17701 SHANNON OAKS CT  
TAMPA, FL. 33647

Title: MGR  
TODD QUINZI  
3301 BAYSHORE BLVD., SUITE 1604  
TAMPA, FL. 33629

Signature of member or an authorized representative

Electronic Signature: JULIE V. FANELLI, AUTHORIZED REP.

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.