

From: Marc Feldman

Division of Corporations

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Florida Department of State  
Division of Corporations  
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**FLORIDA LIMITED LIABILITY CO.**

**Sixty Six 903 LLC**

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## Corporate Filing Menu

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**ARTICLES OF ORGANIZATION**  
*of*  
**SIXTY SIX 903 LLC**  
A FLORIDA LIMITED LIABILITY COMPANY

DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

These Articles of Organization are adopted for the purpose of forming a limited liability company under the laws of the State of Florida, to be filed with the Florida Department of State, as follows:

**ARTICLE ONE: NAME**

The name of the Company is Sixty Six 903 LLC.

**ARTICLE TWO: PRINCIPAL OFFICE AND MAILING ADDRESS**

The principal office of the Company shall be located at 3908 26th St W, Bradenton, FL 34205, and its mailing address shall be the same as its principal office address, until and unless such principal office location or mailing address is subsequently changed by the Company. The Company may also establish and maintain any other locations or mailing addresses as is determined by the Company to be appropriate.

**ARTICLE THREE: COMMENCEMENT AND DURATION**

The Company shall commence its existence upon the filing of these Articles with the Florida Department of State and it shall exist perpetually thereafter until and unless terminated in accordance with its Operating Agreement or otherwise dissolved according to law.

**ARTICLE FOUR: OPERATING AGREEMENT**

The Company shall adopt an Operating Agreement by affirmative unanimous vote or consent of all the Members of the Company, which may thereafter be amended or repealed only in accordance with the terms thereof. The Operating Agreement must be in writing and shall be signed by all Members, establishing their consent thereto.

**ARTICLE FIVE: MEMBERSHIP**

The initial Members of the Company are those one or more persons or entities joining in execution of the Operating Agreement, each such Member having the percentage, proportion, or fractional part specified therein, referred to as a Membership Interest. The initial Members authorize the undersigned signatory of these Articles of Organization to submit the same for filing with the Florida Department of State, as their authorized representative.

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H24000134073 3

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H24000134073 3

Additional Members shall be admitted to the Company only in accordance with the Operating Agreement. No Membership Interest may be transferred and no additional Members shall be admitted to the Company except as specifically set forth in the Operating Agreement and in strict compliance therewith.

The Company may become the beneficiary of one or more trusts established pursuant to the Florida Land Trust Act. If so, the Members are granted and shall have concurrent authority with the Manager to act for and bind the Company regarding any beneficial interests in any such trusts (the "Land Trust Authority"), which includes but is not limited to, the right to enter into, sign, and bind the Company to land trust agreements; to direct the Trustees of any trusts established thereunder to act or to refrain from acting in behalf of the Company, as beneficiary thereof; to approve closing and settlement statements; to assign, convey, encumber, or pledge the Company's beneficial interests therein and to sign promissory notes secured by the corpus of the Land Trust; and to take all other actions, give all other directions, and make all other determinations in the name and in behalf of the Company as such beneficiary as may be done by the Manager. For this purpose, the Members shall each be an Authorized Agent of the Company with respect to the Land Trust Authority. Members may also delegate the Land Trust Authority to one or more other Authorized Agents who shall thereby have the same authority as the Member to act for and bind the Company with respect thereto.

#### ARTICLE SIX: MANAGEMENT AND AGENCY

The Company shall be a manager-managed Company and it shall be managed by one Manager appointed by the Members in accordance with the Operating Agreement. Until such time as a successor Manager is appointed by the Members, the Manager of the Company shall be Agency Agents, LLC, a Florida limited liability company, whose address is 3908 26th St W, Bradenton, FL 34205.

The Manager may from time-to-time adopt resolutions of the Company appointing one or more agents who are granted authority to undertake various actions specified therein and to bind the Company with respect thereto, the same as the Manager could itself undertake, including (but not limited to) delegation of the Land Trust Authority and delegation of the right to sell, convey, purchase, acquire, mortgage, encumber, and lease real property and the right to borrow, incur debt, and obligate the Company financially. This also includes delegation of the right to sign and deliver, and to accept delivery of, any and all documents in the name and behalf of the Company relating to the transfer, sale, conveyance, encumbrance, purchase, acquisition, or any other transaction of or matter affecting real property, such as offers to purchase or sell, contracts, promissory notes, leases and assignments of leases, releases, agreements, affidavits, closing statements, receipts, waivers, notices, U.S. Internal Revenue Service forms and reports, and all other documents deemed appropriate by the appointed agent to carry out such grant and delegation. Any such appointed agent shall be entitled to reimbursement of expenses reasonably incurred in behalf of the Company, shall be indemnified and held harmless by the Company for any claims, and shall not be liable for any acts or decisions made in good faith.

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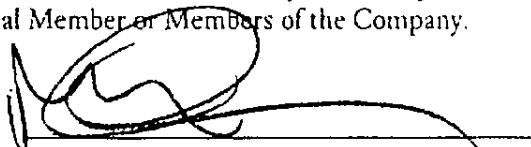
#### ARTICLE SEVEN: REGISTERED OFFICE AND AGENT

The Registered Office of the Company is at 3908 26th St W, Bradenton, FL 34205, and the Registered Agent at that address is Agency Agents, LLC, a Florida limited liability company. The Company may subsequently change either or both the Registered Office and Registered Agent from time-to-time hereafter.

#### ARTICLE EIGHT: AMENDMENT OF ARTICLES OF ORGANIZATION

These Articles of Organization may be amended only upon the affirmative unanimous vote or consent thereto of all the Members.

*In Witness Whereof*, these Articles of Organization are executed on 12 April 2024 by Marc H. Feldman, as authorized representative for the initial Member or Members of the Company.

  
\_\_\_\_\_  
Marc H. Feldman

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**ACCEPTANCE OF APPOINTMENT**  
*as*  
**REGISTERED AGENT**

Agency Agents, LLC, a Florida limited liability company, hereby accepts its appointment as Registered Agent for Sixty Six 903 LLC, a Florida limited liability company, and will maintain the Registered Office of the Company in Manatee County, Florida, at 3908 26th St W, Bradenton, FL 34205.

Agency Agents, LLC, is familiar with and accepts the obligations imposed upon it as Registered Agent under Florida law.

Dated: 12 April 2024.



Agency Agents, LLC  
a Florida limited liability company,

by:

Marc H. Feldman, Manager

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From: Account Name : OLDER LUNDY & ALVAREZ  
Account Number : 120190000084  
Phone : (813)254-8998  
Fax Number : (813)839-4411

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Email Address: lmurphy@olderlundylaw.com

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JEMA Ahoy, LLC

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Fax to: (850)617-6381

**ARTICLES OF ORGANIZATION  
OF  
JEMA AHOY, LLC**

The undersigned hereby organizes a limited liability company under the provisions of the Florida Revised Limited Liability Company Act (the "Act"), and pursuant to the following Articles of Organization:

**ARTICLE I  
Name**

The name of this limited liability company is:

JEMA AHOY, LLC.

(hereafter, the "Company").

**ARTICLE II  
Corporate Purpose**

The purpose of the Company is to engage in any activity for which limited liability companies may be organized in the State of Florida. The Company shall possess and may exercise all of the powers and privileges granted by the Act or by any other law, together with any powers incidental thereto, so far as such powers are necessary or convenient to the conduct, promotion or attainment of the business purposes or activities of the Company.

**ARTICLE III  
Effective Date**

The Company shall have perpetual existence, commencing on the date that these Articles of Organization are filed with the Florida Department of State.

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## ARTICLE IV

Mailing Address and Principal Office

The principal place of business of the Company is 1000 W. Cass Street, Tampa, FL 33606.  
and the mailing address of the Company is 1000 W. Cass Street, Tampa, FL 33606.

## ARTICLE V

Registered Agent and Office

The street address of the initial registered office of the Company is 1000 W. Cass Street, Tampa, FL 33606, and the name of the initial registered agent of the Company at that address is Michael L. Lundy.

## ARTICLE VI

Management

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The names and addresses of each person initially authorized to manage the Company are:

Title:	Name and Address:
MGR	Michael L. Lundy 1000 W. Cass Street, Tampa, FL 33606
MGR	Jack Kemp 1000 W. Cass Street, Tampa, FL 33606

ARTICLE VIIIndemnification

The Company shall indemnify its members and managers to the fullest extent authorized by law.

*[Signatures begin on next succeeding page.]*

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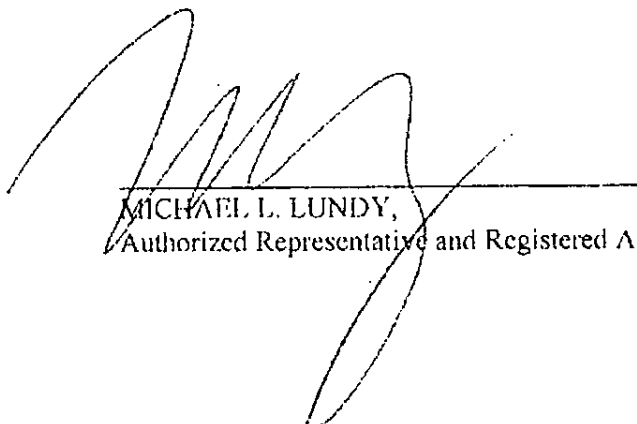
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IN WITNESS WHEREOF, the undersigned authorized representative of the members has executed these Articles of Organization on this 12<sup>th</sup> day of April, 2024, and the undersigned, having been named Registered Agent and designated to accept service of process for the Company, at 1000 W. Cass Street, Tampa, FL 33606, hereby agrees to act in this capacity, and acknowledges that he is familiar with and further agrees to comply with the obligations of his position as Registered Agent of the Company as provided for in Chapter 605 of the Florida Statutes and all other statutes relative to the proper and complete performance of the duties hereunder.



MICHAEL L. LUNDY,  
Authorized Representative and Registered Agent

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