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FLORIDA LIMITED LIABILITY CO.
Seltzer Real Estate Property Management, LLC

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ARTICLES OF ORGANIZATION
OF
SELTZER REAL ESTATE PROPERTY MANAGEMENT, LLC
TALLAHASSEE, FLORIDA

2024 MAY 13 AM 8:45

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 605, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company shall be Seltzer Real Estate Property Management, LLC ("Company").

ARTICLE II - ADDRESS

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

Seltzer Real Estate Property Management, LLC
104 Marlin Circle
P.O. Box 27431
Panama City Beach, FL, 32408

ARTICLE III - DURATION

The Company shall commence its existence on the date these articles of organization are filed by the Florida Department of State. The Company's existence shall be perpetual, unless the Company is earlier dissolved as provided in these articles of organization.

ARTICLE IV - REGISTERED OFFICE AND AGENT

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

Burke Blue
Attn: Michael S. Burke, Esq.
16215 Panama City Beach Pkwy
Panama City Beach, FL 32413

ARTICLE V - CAPITAL CONTRIBUTIONS

The members of the Company shall contribute to the capital of the company the cash or property set forth in the Operating Agreement of the members.

THIS DOCUMENT PREPARED BY:
Peter Jon Granbeck, Esq.
Florida Bar #1005160
Burke Blue
P.O. Box 70
Panama City, Florida 32402
(850) 769-1414

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ARTICLE VI - ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the Company only on the unanimous consent of all the members.

ARTICLE VII - ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the Company except as provided for in the regulations of the Company.

ARTICLE VII - TERMINATION OF EXISTENCE

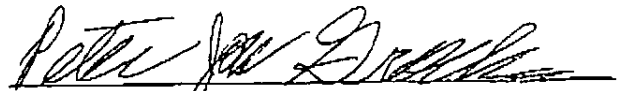
The company shall be dissolved on the death, bankruptcy, insanity, retirement, resignation, expulsion or dissolution of a member, or on the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the company is continued by the consent of all the remaining members, provided there is at least one remaining member.

ARTICLE IX - MANAGEMENT

The Company shall be member managed in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these articles of organization. The names and addresses of the members of the Company are:

<u>Name</u>	<u>Address</u>	<u>Designation</u>
CINDY L. SELTZER	104 Marlin Circle P.O. Box 27431 Panama City Beach, FL 32408	Authorized Member
SAMUEL Z. SELTZER	104 Marlin Circle P.O. Box 27431 Panama City Beach, FL 32408	Authorized Member

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these articles of organization at Panama City Beach, Florida, on this 8th day of May, 2024.


Peter Jon Gronbeck, Esq.
Authorized Representative

THIS DOCUMENT PREPARED BY:
Peter Jon Gronbeck, Esq.
Florida Bar #1005160
Burke Blue
P.O. Box 70
Panama City, Florida 32402
(850) 769-1414

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STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 7 day of May, 2024, by Peter Jon Gronbeck, Esq. by means of Physical Presence or Online Notarization, who: (notary must check applicable box)

☒ is personally known to me.
☐ produced a current _____ driver's license as identification.
☐ produced _____ as identification.

(SEAL)



Jenny Bomar
Notary Public

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ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the articles of organization of Seltzer Real Estate Property Management, LLC, as registered agent of this limited liability company, hereby consents to accept service of process for the above stated company at the place designated in the articles of organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accepts the obligations of the positions of registered agent.

Burke Blue

DocuSigned by:

Mike Burke

3243E3B1F5D241C

By: Michael S. Burke, Esq.

Registered Agent

Address: 16215 Panama City Beach Pkwy

Panama City Beach, FL 32413

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