

From: Teresa Good  
6/11/24, 7:45 AM

Fax: 18132027827

To:

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Division of Corporations

## Florida Department of State

Division of Corporations  
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Division of Corporations  
Fax Number : (850)617-6381

From:

Account Name : TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.  
Account Number : 076424003301  
Phone : (813)223-7474  
Fax Number : (813)227-0435

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### FLORIDA LIMITED LIABILITY CO. G&J Realty, LLC

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

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## ARTICLES OF ORGANIZATION OF G&J REALTY, LLC

The undersigned hereby executes these Articles of Organization for the purpose of forming a limited liability company in accordance with the laws of the State of Florida.

### ARTICLE I

#### Name

The name of this limited liability company (the "Company") shall be:

G&J Realty, LLC

### ARTICLE II

#### Principal Office and Mailing Address

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

2901 W. Paxton Avenue  
Tampa, Florida 33611

### ARTICLE III

#### Registered Office and Registered Agent

The initial registered office of the Company shall be located at 2901 W. Paxton Avenue, Tampa, Florida 33611, and the initial registered agent of the Company at such office shall be Ginny Fultz West. The Company shall have the right to change such registered office and such registered agent from time to time, as provided by law.

### ARTICLE IV

#### Management

The Company shall be managed by one or more managers and is, therefore, a manager-managed limited liability company. The authority and duties of the Manager shall be as set forth in the Operating Agreement of the Company, and any successor or replacement managers shall be as set forth in the Operating Agreement of the Company.

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## ARTICLE V

### Initial Manager

The names and street addresses of the initial managers of the Company shall be:

Ginny Fultz West 2901 W. Paxton Avenue  
Tampa, Florida 33611

James H. West, II 2901 W. Paxton Avenue  
Tampa, Florida 33611

## ARTICLE VI

### Operating Agreement

The power to adopt the Operating Agreement of the Company, to alter, amend or repeal the Operating Agreement of the Company, or to adopt a new Operating Agreement, shall be vested in the members of the Company. The Operating Agreement of the Company shall be for the governance of the Company and may contain any provisions or requirements for the management or conduct of the affairs and business of the Company, provided the same are not inconsistent with the provisions of these Articles of Organization or contrary to the laws of the State of Florida or of the United States.

## ARTICLE VII

### Amendment of Articles of Organization

The Company reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Organization in the manner now or hereafter prescribed by statute, and all rights conferred upon the members herein are subject to this reservation.

**IN WITNESS WHEREOF**, the undersigned, pursuant to Section 605.0201, Florida Statutes, has executed these Articles of Organization for the uses and purposes herein stated, this 11<sup>th</sup> day of June, 2024.

*Ginny Fultz West*

\_\_\_\_\_  
Ginny Fultz West, Authorized Representative

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**G&J REALTY, LLC**

**ACCEPTANCE OF SERVICE AS REGISTERED AGENT**

The undersigned, having been named as registered agent to accept service of process for the above-named limited liability company, at the registered office designated in the Articles of Organization, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of the position of registered agent under the laws of the State of Florida.

**DATED** this 11<sup>th</sup> day of June, 2024.

*Ginny Fultz West*  
\_\_\_\_\_  
GINNY FULTZ WEST