

Florida Department of State

Division of Corporations

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FLORIDA LIMITED LIABILITY CO.

40 Grace Court LLC

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**ARTICLES OF ORGANIZATION
OF
40 GRACE COURT 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:

40 Grace Court LLC

ARTICLE II

Principal Office and Mailing Address

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

331 Cleveland Street
Unit 2503
Clearwater, FL 33755

ARTICLE III

Registered Office and Registered Agent

The initial registered office of the Company shall be located 101 E. Kennedy Boulevard, Suite 2700, Tampa, Florida 33602, and the initial registered agent of the Company at such office shall be TK Registered Agent, Inc. 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 set forth in the operating agreement of the Company.

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ARTICLE V

Initial Managers

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

David Gentile	331 Cleveland Street, Unit 2503 Clearwater, FL 33755
Joanne Gentile	331 Cleveland Street, Unit 2503 Clearwater, FL 33755
Santo Gentile	331 Cleveland Street, Unit 2503 Clearwater, FL 33755
Josephine Gentile	331 Cleveland Street, Unit 2503 Clearwater, FL 33755

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 has executed these Articles of Organization in accordance with Section 605.0203(1)(b), Florida Statutes, for the uses and purposes herein stated, and under penalties of perjury, this 13th day of June, 2024.

David Gentile
David Gentile, Authorized Representative

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40 GRACE COURT 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 13th day of June, 2024

TK Registered Agent, Inc.

By: Richard A. Bruner, Jr.
Richard A. Bruner, Jr., Authorized Agent

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