

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

L24000514275  
FILED 8:00 AM  
December 11, 2024  
Sec. Of State  
tjhowell

**Article I**

The name of the Limited Liability Company is:

8045 13 AVE S LLC

**Article II**

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

420 HARBOR VIEW LANE  
LARGO, FL. US 33770

The mailing address of the Limited Liability Company is:

420 HARBOR VIEW LANE  
LARGO, FL. US 33770

**Article III**

Other provisions, if any:

ANY AND ALL LAWFUL BUSINESS.

**Article IV**

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

WESTWINDS VENTURE GROUP, LLC  
420 HARBOR VIEW LANE  
LARGO, FL. 33770

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: RICHARD J KODA

## **Article V**

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

Title: MGR  
WESTWINDS VENTURE GROUP, LLC  
420 HARBOR VIEW LANE  
LARGO, FL. 33770 US

Title: MGR  
GES PROPERTY INVESTMENTS, LLC  
1235 80TH STREET SOUTH  
ST. PETERSBURG, FL. 33707 US

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## **Article VI**

The effective date for this Limited Liability Company shall be:

12/10/2024

Signature of member or an authorized representative

Electronic Signature: RICHARD J KODA

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.