

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

L20000388889  
FILED 8:00 AM  
December 17, 2020  
Sec. Of State  
tcline

**Article I**

The name of the Limited Liability Company is:  
FLORIDASREALESTATESCHOOL.COM, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
9881 NW 37 ST  
CORAL SPRINGS, FL. US 33065

The mailing address of the Limited Liability Company is:  
9881 NW 37 ST  
CORAL SPRINGS, FL. US 33065

**Article III**

The name and Florida street address of the registered agent is:  
RYAN GEBAUER  
9881 NW 37 ST  
CORAL SPRINGS, FL. 33065

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: RYAN GEBAUER

### **Article IV**

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

Title: MGR  
RYAN GEBAUER IRREVOCABLE TRUST  
3746 NW 98 AVE  
CORAL SPRINGS, FL. 33065 US

Title: MGR  
RYAN GEBAUER  
9881 NW 37 ST  
CORAL SPRINGS, FL. 33065 US

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### **Article V**

The effective date for this Limited Liability Company shall be:

01/01/2021

Signature of member or an authorized representative

Electronic Signature: RYAN GEBAUER

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.