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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

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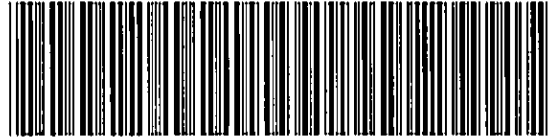
(Business Entity Name)

(Document Number)

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2021 MAR -3 11:10:24

21 MAR -9 14:2:08

## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

3 BROTHERS LAND, L.L.C.

Signature \_\_\_\_\_

Requested by: SETH

Name \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

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\_\_\_\_ Art of Inc. File \_\_\_\_\_  
\_\_\_\_ LTD Partnership File \_\_\_\_\_  
\_\_\_\_ Foreign Corp. File \_\_\_\_\_  
\_\_\_\_ L.C. File \_\_\_\_\_  
\_\_\_\_ Fictitious Name File \_\_\_\_\_  
\_\_\_\_ Trade/Service Mark \_\_\_\_\_  
\_\_\_\_ Merger File \_\_\_\_\_  
\_\_\_\_ Art. of Amend. File \_\_\_\_\_  
\_\_\_\_ RA Resignation \_\_\_\_\_  
\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_  
\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_  
\_\_\_\_ Cert. Copy \_\_\_\_\_  
\_\_\_\_ Photo Copy \_\_\_\_\_  
\_\_\_\_ Certificate of Good Standing \_\_\_\_\_  
\_\_\_\_ Certificate of Status \_\_\_\_\_  
\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_  
\_\_\_\_ Corp Record Search \_\_\_\_\_  
\_\_\_\_ Officer Search \_\_\_\_\_  
\_\_\_\_ Fictitious Search \_\_\_\_\_  
\_\_\_\_ Fictitious Owner Search \_\_\_\_\_  
\_\_\_\_ Vehicle Search \_\_\_\_\_  
\_\_\_\_ Driving Record \_\_\_\_\_  
\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_  
\_\_\_\_ UCC 11 Search \_\_\_\_\_  
\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_  
\_\_\_\_ Courier \_\_\_\_\_

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**ARTICLES OF ORGANIZATION  
OF  
3 BROTHERS LAND, L.L.C.**

The undersigned hereby certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, Florida Statutes Chapter 605, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall be the Charter and authority for the conduct of business of such limited liability company.

**ARTICLE I  
NAME**

The name of the limited liability company shall be **3 BROTHERS LAND, L.L.C.**, and its principal place of business shall be in the city of Fairhope, Baldwin County, State of Alabama, but it shall have the power and authority to establish branch offices at such place or places as may be designated by the members.

**ARTICLE II  
PURPOSES AND POWERS**

The general nature of the business or businesses to be transacted and which the limited liability company is authorized to transact, in addition to those authorized by the laws of the State of Florida, and the powers of the limited liability company, shall be as follows:

1. To engage in any activity or business authorized by Florida law.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things herein set forth to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of the Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department thereof, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated herein otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate,

individual, or other entity, and in such capacity or under such arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest thereof, and to aid, assist, or participate in any lawful enterprise in connection therewith or incidental to such agency, representation, or service, and to render any other service or assistance insofar as it lawfully may under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers herein set forth, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

7. The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing herein contained shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under the laws of the State of Florida, lawfully carry on, exercise, or do.

### ARTICLE III LIMITED LIABILITY COMPANY POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of the managers(s) of this limited liability company. This article may be amended from time to time in the Regulations/Operating Agreement of the limited liability company by a unanimous vote of the members of the limited liability company.

### ARTICLE IV DURATION

This limited liability company shall be perpetual or until dissolved in a manner provided by law, or as provided in the Regulations/Operating Agreement adopted by the members.

ARTICLE V  
PRINCIPAL PLACE OF BUSINESS

The principal office of this limited liability company shall be located at **8 McCue Circle, Fairhope, AL 32532**. The mailing address is **8 McCue Circle, Fairhope, AL 32532**. The email address for the company is: richard@jagusztynpcas.com.

ARTICLE VI  
MANAGEMENT

This limited liability company shall be managed by one or more managers, as determined by the members. The names and addresses of the person who shall serve as managers until the first annual meeting of members or until successors are elected and qualify are: **Richard Jagusztyn, 701 E Commercial Blvd, Suite 200, Ft. Lauderdale, Florida 33334**.

ARTICLE VII  
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is **17 West Cedar Street, Suite 3, Pensacola, Florida 32502**, and the name of its initial registered agent at such address is **WILLIAM V. LINNE**.

ARTICLE VIII  
RESTRICTIONS ON MEMBERSHIP

The admission of Members to the Company shall be accomplished in the manner provided for in the Regulations /Operating Agreement of the Company. Contributions required of new members shall be determined as of the time of admission to the limited liability company. A member's interest in the limited liability company may not be sold or otherwise transferred except in the manner provided for in the Regulations /Operating Agreement of the Company.

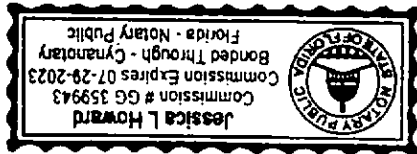
The undersigned hereby certifies that the foregoing constitutes the proposed Articles of Organization of **3 BROTHERS LAND, L.L.C.**


Executed by the undersigned at Ft. Lauderdale, Broward County, State of Florida on the 25 day of February, 2021.

  
\_\_\_\_\_  
RICHARD JAGUSZTYN

STATE OF FLORIDA  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 25 day of February, 2021, by **RICHARD JAGUSZTYN** on behalf of **3 BROTHERS LAND, L.L.C.**, a Florida Limited Liability Company, who is personally known to me.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Typed Name: Jessica Howard  
My Commission No.: GG 359943  
My Commission Expires: 7/29/23

Z:\CLIENTS\3 Brothers Land LLC - Manson\Revised Documents\3 Brothers Land LLC\ARTICLES - LLC.wpd

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE**

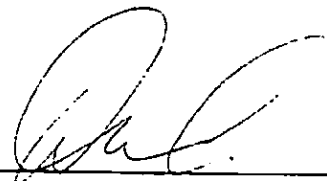
Pursuant to the provisions of Sections 605.0113(2) and 605.0201 of the Florida Limited Liability Company Act, the limited liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

The name of the limited liability company is **3 BROTHERS LAND, L.L.C.**

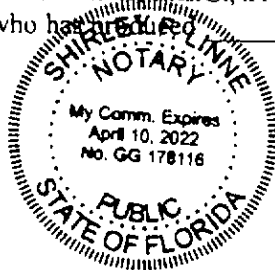
The name of the registered agent for **3 BROTHERS LAND, L.L.C.** is **WILLIAM V. LINNE** and the street address of the company's principal office where the agent is located is 17 West Cedar Street, Suite 3, Pensacola, Florida 32502.

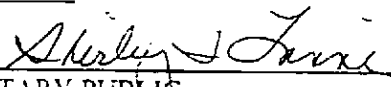
This statement is to acknowledge that, as indicated above, **3 BROTHERS LAND, L.L.C.** has appointed me, **WILLIAM V. LINNE**, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this appointment as registered agent and agree 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.

Dated: March 2, 2021.

  
\_\_\_\_\_  
WILLIAM V. LINNE  
Registered Agent

The foregoing instrument was acknowledged before by means of ☒ physical presence or ☐ online notarization me this 2 day of March, 2021, by **WILLIAM V. LINNE**, agent on behalf of **3 BROTHERS LAND, L.L.C.**, a Florida Limited Liability Company, who is ☒ personally known to me or ☐ who has been identified as identification



  
\_\_\_\_\_  
NOTARY PUBLIC  
Typed Name: Shirley J. Linne  
My Commission No.: GG 178116  
My Commission Expires: 4.10.2022