

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

L23000312003
FILED 8:00 AM
June 29, 2023
Sec. Of State
olsimmons

Article I

The name of the Limited Liability Company is:
BEAR PROPERTIES, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
482 JACKSONVILLE DRIVE
JACKSONVILLE BEACH, FL. 32250

The mailing address of the Limited Liability Company is:
482 JACKSONVILLE DRIVE
JACKSONVILLE BEACH, FL. 32250

Article III

Other provisions, if any:

THE PURPOSES OF THE ORGANIZATION ARE TO ENGAGE IN THE
BUSINESS OF REAL ESTATE AND ANY ACTIVITY OR BUSINESS
PERMITTED UNDER THE LAWS OF THE UNITED STATES AND THE STATE
OF FLORIDA.

Article IV

The name and Florida street address of the registered agent is:
DANIEL J WAHBY
482 JACKSONVILLE DRIVE
JACKSONVILLE BEACH, FL. 32250

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: DANIEL J. WAHBY

Article V

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

Title: AMBR
DANIEL J WAHBY
482 JACKSONVILLE DRIVE
JACKSONVILLE BEACH, FL. 32250

Title: AMBR
ROBIN M WAHBY
482 JACKSONVILLE DRIVE
JACKSONVILLE BEACH, FL. 32250

Title: AMBR
OLIVIA R WAHBY
482 JACKSONVILLE DRIVE
JACKSONVILLE BEACH, FL. 32250

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Article VI

The effective date for this Limited Liability Company shall be:

06/29/2023

Signature of member or an authorized representative

Electronic Signature: DANIEL J. WAHBY

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.