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Florida Department of State

Division of Corporations

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FLORIDA LIMITED LIABILITY CO. NEZ PROPERTIES, LLC

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ARTICLES OF ORGANIZATION
OF
NEZ PROPERTIES, LLC

The undersigned hereby organizes a limited liability company under the provisions of the Florida Revised Limited Liability Company Act (the "Act"), and pursuant to the following Articles of Organization:

ARTICLE I
Name

The name of this limited liability company is:

NEZ PROPERTIES, LLC

(hereafter, the "Company").

ARTICLE II
Corporate Purpose

The purpose of the Company is to engage in any activity for which limited liability companies may be organized in the State of Florida. The Company shall possess and may exercise all of the powers and privileges granted by the Act or by any other law, together with any powers incidental thereto, so far as such powers are necessary or convenient to the conduct, promotion or attainment of the business purposes or activities of the Company.

ARTICLE III
Effective Date

The Company shall have perpetual existence, commencing on the date that these Articles of Organization are filed with the Florida Department of State.

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ARTICLE IV
Mailing Address and Principal Office

The principal place of business of the Company is 409 E Oak Avenue, Unit 2, Tampa, FL 33602, and the mailing address of the Company is 409 E Oak Avenue, Unit 2, Tampa, FL 33602.

ARTICLE V
Registered Agent and Office

The street address of the initial registered office of the Company is 409 E Oak Avenue, Unit 2, Tampa, FL 33602, and the name of the initial registered agent of the Company at that address is Natalie Niezgoda.

ARTICLE VI
Management

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The names and addresses of each person initially authorized to manage the Company are:

Title:	Name and Address:
MGR	Natalie Niezgoda 409 E Oak Avenue, Unit 2, Tampa, FL 33602

ARTICLE VII
Indemnification

The Company shall indemnify its members and managers to the fullest extent authorized by law.

[Signatures begin on next succeeding page.]

IN WITNESS WHEREOF, the undersigned authorized representative of the members has executed these Articles of Organization on this 9th day of February, 2024, and the undersigned, having been named Registered Agent and designated to accept service of process for the Company, at 409 E Oak Avenue, Unit 2, Tampa, FL 33602, hereby agrees to act in this capacity, and acknowledges that she is familiar with and further agrees to comply with the obligations of her position as Registered Agent of the Company as provided for in Chapter 605 of the Florida Statutes and all other statutes relative to the proper and complete performance of the duties hereunder.



NATALIE NIEZGODA,
Authorized Representative and Registered Agent