

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

**L24000436894
FILED 8:00 AM
October 11, 2024
Sec. Of State
tscott**

Article I

The name of the Limited Liability Company is:
198 SW 15 COURT LLC

Article II

The street address of the principal office of the Limited Liability Company is:
1515 N. FEDERAL HWY
SUITE 300
BOCA RATON, FL. 33432

The mailing address of the Limited Liability Company is:
7284 W. PALMETO PARK ROAD
SUITE 101
BOCA RATON, FL. 33433

Article III

The name and Florida street address of the registered agent is:
ANDERSON REGISTERED AGENTS, INC.
625 E. TWIGGS STREET
SUITE 110
TAMPA, FL. 33602

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: ANDREW T. MATHIS

Article IV

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

Title: AMBR
NEXGEN REAL ESTATE VENTURES LLC
1712 PIONEER AVE SUITE 500
CHEYENNE,, WY. 82001 US

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Signature of member or an authorized representative

Electronic Signature: ARI VOGAN

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.