

From: Bryan Morera  
11/8/24, 3:34 PM

Fax: 1-66462-24

To:

Fax: (850) 617-6381

11/08/2024 3:40 PM

Division of Corporations

**L24000 474945**

Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H24000373118 3)))



H240003731183ABCS

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations

Fax Number : (850)617-6381

From:

Account Name : MORERA LAW GROUP, P.A.

Account Number : I20220000121

Phone : (786)789-4546

Fax Number : (786)646-2402

\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\*

Email Address: Bryan@MLG.Miami

FLORIDA LIMITED LIABILITY CO.

NexGen Florida Properties, LLC

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

RECEIVED

2024 NOV -8 PM 4:35

SECRETARY OF STATE  
TALLAHASSEE, FL

2024 NOV -8 AM 10:18  
SECRETARY OF STATE  
TALLAHASSEE, FL

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

**ARTICLES OF ORGANIZATION  
OF  
NEXGEN FLORIDA PROPERTIES, LLC**

The undersigned, being the sole member, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I  
NAME**

The name of the limited liability company is NexGen Florida Properties, LLC (the "Company").

**ARTICLE II  
ADDRESS**

The principal place of business and mailing address of the Company is:

757 SE 17th St. Suite 776  
Fort Lauderdale, FL 33316

**ARTICLE III  
REGISTERED AGENT AND OFFICE**

The Company designates 14100 Palmetto Frontage Road, Suite 370, Miami Lakes, Florida 33016 as the street address of the initial registered office of the Company and names Morera Law Group, P.A. as its initial registered agent at that address to accept service of process within this state.

**ARTICLE IV  
DURATION AND CONTINUATION**

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, or (ii) by the written agreement of a majority of ownership interest.

**ARTICLE V  
AUTHORIZED UNITS**

The Company is authorized to issue One Thousand (1,000) membership units.

## **ARTICLE VI** **MANAGEMENT**

The business of the Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable. The Manager(s) shall serve in such capacity until his, her, or their successor(s) is/are duly elected and qualified.

## **ARTICLE VII** **MANAGERS**

The name and address of the initial Manager(s) of the Company are:

NexGen Properties LLC  
30 N Gould St Ste R  
Sheridan, WY 82801

## **ARTICLE IX** **PURPOSE**

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

## **ARTICLE X** **ADDITIONAL MEMBERS**

Additional Members may be admitted upon the written consent of the majority ownership interest, and upon the written application of such new Member, or otherwise in the manner set forth in the Operating Agreement of the Company, if applicable.

## **ARTICLE XI** **OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal an Operating Agreement of the Company shall be vested in the Managers of the Company in the manner set forth in the Operating Agreement of the Company, if any.

2024 NOV -8 AM 10:18  
SECRETARY OF STATE  
TALLAHASSEE, FL

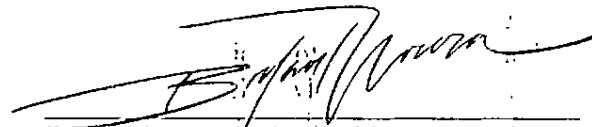
FILED

**ARTICLE XII**  
**EFFECTIVE DATE**

The Effective Date of the Company shall be the date these Articles are filed with the Florida Department of State, Division of Corporations.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal this Friday, November 8, 2024.

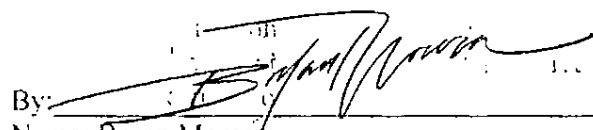
ON BEHALF OF THE MEMBER(S):

  
Bryan Morera, Authorized Representative  
NexGen Properties LLC.

**ACCEPTANCE OF REGISTERED AGENT**

The undersigned agrees to act as registered agent for NexGen Florida Properties, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position this Friday, November 8, 2024.

**MORERA LAW GROUP, P.A.**

By:   
Name: Bryan Morera  
Title: President

2024 NOV -8 AM 10:18  
SEC. OF STATE  
TALLAHASSEE, FL

**FILED**