

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

L24000492514
FILED 8:00 AM
November 21, 2024
Sec. Of State
wlawrence

Article I

The name of the Limited Liability Company is:

2708 NW 13 AVE, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

2708/2710 NW 13TH AVENUE
MIAMI, FL. US 33142

The mailing address of the Limited Liability Company is:

15757 PINES BOULEVARD
#398
PEMBROKE PINES, FL. US 33027

Article III

The name and Florida street address of the registered agent is:

FLORIDA PLANNING, PLLC
1401 SAWGRASS CORPORATE PARKWAY
#212
SUNRISE, FL. 33323

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: GEOFFREY RYAN LANGBART

Article IV

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

Title: MGR
LEGACY REALTY GROUP, LLC
15757 PINES BOULEVARD, #212
PEMBROKE PINES, FL. 33027 US

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Article V

The effective date for this Limited Liability Company shall be:

11/21/2024

Signature of member or an authorized representative

Electronic Signature: GEOFFREY RYAN LANGBART

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.