

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

L24000502876  
FILED 8:00 AM  
December 02, 2024  
Sec. Of State  
adjohnson

**Article I**

The name of the Limited Liability Company is:  
SEABREEZE PROPERTIES OF NW FLORIDA LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
2199 STATE ROAD 30A  
PORT ST JOE, FL. UN 32456

The mailing address of the Limited Liability Company is:  
2199 STATE ROAD 30A  
PORT ST JOE, FL. UN 32456

**Article III**

The name and Florida street address of the registered agent is:  
ANTHONY VARONA  
2199 STATE ROAD 30A  
PORT ST JOE, FL. 32456

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: ANTHONY VARONA

### **Article IV**

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

Title: MGR  
ANTHONY VARONA  
2199 STATE ROAD 30A  
PORT ST JOE, FL. 32456 UN

Title: MGR  
KELLIE VARONA  
3300 TEN ACRE RD  
PANAMA CITY, FL. 32405 UN

**L24000502876**  
**FILED 8:00 AM**  
**December 02, 2024**  
**Sec. Of State**  
**adjohnson**

### **Article V**

The effective date for this Limited Liability Company shall be:

01/01/2025

Signature of member or an authorized representative

Electronic Signature: ANTHONY VARONA

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.