

L250000 31779

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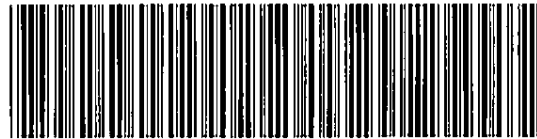
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If there are any issues
please contact Cheyanne at
850-202-1882

Date: 01/24/2025

Name: Cheyenne Davis

Reference #: 2631702

Entity Name: WIZARD PROPERTIES QOZB LLC

☒ Articles of Incorporation/Authorization to Transact Business

☐ Amendment

☐ Change of Agent

☐ Reinstatement

☐ Conversion

☐ Merger

☐ Dissolution/Withdrawal

☐ Fictitious Name

☒ Other PLEASE ATTACH CC UPON FILING

Authorized Amount: \$155.00

Signature: *Cheyenne Davis*

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**ARTICLES OF ORGANIZATION
OF
WIZARD PROPERTIES QOZB LLC**

The undersigned, being a duly authorized representative of the Member(s), desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 605, Florida Statutes (the "Act"), does hereby adopt the following Articles of Organization:

ARTICLE I. NAME

The name of the limited liability company is Wizard Properties QOZB LLC (the "Company").

ARTICLE II. ADDRESS

The principal and mailing address of the Company is 9005 SW 68th Avenue, Pinecrest, FL 33156.

ARTICLE III. REGISTERED AGENT AND OFFICE

The Company designates 9005 SW 68th Avenue, Pinecrest, FL 33156 as the street address of the initial registered office of the Company and names Ammer Cabrera as the Company's 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 in accordance with the Company's Operating Agreement or pursuant to the Act, as amended from time to time.

ARTICLE V. MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The name and address of the initial person authorized to manage and control the Company are:

Title:

Name and Address:

Manager

Ammer Cabrera
9005 SW 68th Avenue
Pinecrest, FL 33156

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JULIA A. HARRIS
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JULIA A. HARRIS

ARTICLE VI. PURPOSE

The Company is being formed for the purpose of (i) qualifying as a Qualified Opportunity Zone Business within the meaning of Section 1400Z-2 of the Internal Revenue Code; and (ii) carrying on any lawful purpose permitted to be carried on by limited liability companies under the laws of the State of Florida.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 24th of January, 2025.

/s/ Sean Tevel

Sean Tevel,
Duly Authorized Representative of the
Member(s)

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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for Wizard Properties QOZB 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 on this 24th day of January, 2025.

/s/ Ammer Cabrera

Ammer Cabrera