

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

L25000108368
FILED 8:00 AM
March 04, 2025
Sec. Of State
adjohnson

Article I

The name of the Limited Liability Company is:
123 LAND LLC

Article II

The street address of the principal office of the Limited Liability Company is:
6593 POWERS AVE
14
JACKSONVILLE, FL. US 32217

The mailing address of the Limited Liability Company is:
4111 SW 9 TER
NO 2203
MIAMI, FL. US 33134

Article III

The name and Florida street address of the registered agent is:
NELSON SABBAGH CPA INC
1825 PONCE DE LEON BLVD NO 146
CORAL GABLES, FL. 33134

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: NELSON C SABBAGH

Article IV

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

Title: MGR
JAMES COMBS
6593 POWERS AVE NO 14
JACKSONVILLE, FL. 32217 US

Title: MGR
ANDREW HAMMAR
8708 SW 113TH AVE
GAINSVILLE, FL. 32608 US

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Signature of member or an authorized representative

Electronic Signature: NELSON SABBAGH

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.