

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

L25000147798  
FILED 8:00 AM  
March 27, 2025  
Sec. Of State  
dsultana

**Article I**

The name of the Limited Liability Company is:  
MAGNA PROPERTY GROUP, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
2118 OAKINGTON ST  
WINTER GARDEN, FL. 34787

The mailing address of the Limited Liability Company is:  
2118 OAKINGTON ST  
WINTER GARDEN, FL. 34787

**Article III**

The name and Florida street address of the registered agent is:  
RAYMOND J RAUBER  
2118 OAKINGTON ST  
WINTER GARDEN, FL. 34787

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: RAYMOND RAUBER

## Article IV

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

Title: MGR  
RAYMOND J RAUBER  
2118 OAKINGTON ST  
WINTER GARDEN, FL. 34787

Title: AP  
GARY R RAUBER  
1607 MOUNT CROGHAN TRAIL  
THE VILLAGES, FL. 32162

Title: AP  
KASANDRA A HOLIDAY  
53 SPRUCE LN  
DEBARY, FL. 32713

Signature of member or an authorized representative

Electronic Signature: RAYMOND RAUBER

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.

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