

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

**L25000233870
FILED 8:00 AM
May 16, 2025
Sec. Of State
vherring**

Article I

The name of the Limited Liability Company is:

LT & AG PROPERTY LLC

Article II

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

101 SOUTH 17TH ST.
FERNANDINA BEACH, FL. US 32034

The mailing address of the Limited Liability Company is:

101 SOUTH 17TH ST.
FERNANDINA BEACH, FL. US 32034

Article III

Other provisions, if any:

THE PURPOSE FOR WHICH THIS LIMITED LIABILITY COMPANY IS
ORGANIZED IS: TO ENGAGE IN THE BUSINESS OF REAL ESTATE
INVESTMENT AND PROPERTY MANAGEMENT.

Article IV

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

ERIN S CUTSHAW
101 SOUTH 17TH ST.
FERNANDINA BEACH, FL. 32034

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: ERIN S. CUTSHAW

Article V

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

Title: CEO
LISA TIBBITTS
2194 DURHAM RD.
MADISON, CT. 06443 US

Title: CEO
ALAN W GROSS
2194 DURHAM RD.
MADISON, CT. 06443 US

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Article VI

The effective date for this Limited Liability Company shall be:

07/01/2025

Signature of member or an authorized representative

Electronic Signature: LISA TIBBITTS

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.