



202565919506

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STATE OF CALIFORNIA
Office of the Secretary of State
ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: 202565919506

Date Filed: 2/24/2025

Limited Liability Company Name	709 Border Avenue, LLC
Initial Street Address of Principal Office of LLC	
Principal Address	160 OCEAN DRIVE JUNO BEACH, FL 33408
Initial Mailing Address of LLC	
Mailing Address	C/O OFFIT KURMAN, P.C., 445 S FIGUEROA STREET 18TH FLOOR LOS ANGELES, CA 90071
Attention	Greg Cragg, Esq.
Agent for Service of Process	
California Registered Corporate Agent (1505)	PARACORP INCORPORATED Registered Corporate 1505 Agent
Purpose Statement	The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.
Management Structure	
The LLC will be managed by	One Manager
Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.	
Electronic Signature	
<input checked="" type="checkbox"/> By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.	
<u>Greg Cragg</u>	<u>02/24/2025</u>
Organizer Signature	Date