

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

L11000135630
FILED 8:00 AM
December 01, 2011
Sec. Of State
jbryan

Article I

The name of the Limited Liability Company is:

TOSCANA PROPERTIES, LLC

Article II

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

3100 NORTH OCEAN BLVD.
SUITE 908
FORT LAUDERDALE, FL. US 33308

The mailing address of the Limited Liability Company is:

3100 NORTH OCEAN BLVD.
SUITE 908
FORT LAUDERDALE, FL. US 33308

Article III

The purpose for which this Limited Liability Company is organized is:

BUY, HOLD AND SELL UNIT 1102 AT THE EUROPA-BY-THE SEA
CONDOMINIUM

Article IV

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

PATRICIA NUGENT
2455 E. SUNRISE BLVD.
SUITE 807
FORT LAUDERDALE, FL. 33308

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: PATRICIA NUGENT

Article V

The name and address of managing members/managers are:

Title: MGRM
ROBERT A READ
3100 NORTH OCEAN BLVD., SUITE 908
FORT LAUDERDALE, FL. 33308 US

Title: MGRM
LUCIANO DICARLO
3100 NORTH OCEAN BLVD. SUITE 908
FORT LAUDERDALE, FL. 33308 US

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Article VI

The effective date for this Limited Liability Company shall be:

12/01/2011

Signature of member or an authorized representative of a member

Electronic Signature: PATRICIA NUGENT

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.