

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

L21000072266  
FILED 8:00 AM  
February 11, 2021  
Sec. Of State  
jsdennis

**Article I**

The name of the Limited Liability Company is:  
BOILER ROOM REAL ESTATE, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
50 CENTRAL AVE  
SUITE 980  
SARASOTA, FL. 34236

The mailing address of the Limited Liability Company is:  
50 CENTRAL AVE  
SUITE 980  
SARASOTA, FL. 34236

**Article III**

Other provisions, if any:  
REAL ESTATE DEVELOPMENT & LEASING

**Article IV**

The name and Florida street address of the registered agent is:  
AMANDA ROSE MANAGEMENT LLC  
50 CENTRAL AVE  
SUITE 980  
SARASOTA, FL. 34236

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: AMANDA ROSE ORTIZ

### **Article V**

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

Title: MGR  
JBCC DEVELOPMENT, LLC  
50 CENTRAL AVE SUITE 980  
SARASOTA, FL. 34236

Title: MGR  
HERSTON ENGINEERING SERVICES, INC.  
20101 PEACHLAND BLVD UNIT 207  
PORT CHARLOTTE, FL. 33954

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### **Article VI**

The effective date for this Limited Liability Company shall be:

02/10/2021

Signature of member or an authorized representative

Electronic Signature: AMANDA ROSE ORTIZ

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.