

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

L21000195858
FILED 8:00 AM
April 27, 2021
Sec. Of State
jafason

Article I

The name of the Limited Liability Company is:

PIANO REALTY GROUP LLC

Article II

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

2799 NW 2ND AVENUE
SUITE 107
BOCA RATON, FL. US 33431

The mailing address of the Limited Liability Company is:

2799 NW 2ND AVENUE
SUITE 107
BOCA RATON, FL. US 33431

Article III

Other provisions, if any:

REAL ESTATE HOLDING COMPANY

Article IV

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

TELIAS & COMPANY, INC.
2799 NW 2ND AVENUE
SUITE 107
BOCA RATON, FL. 33431

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: CARL S. TELIAS

Article V

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

Title: MGR
GREGORIO R FRANZE
501 NE 31ST STREET
MIAMI, FL. 33137 US

Title: AMBR
DANILA FACCHETTI
501 NE 31ST STREET
MIAMI, FL. 33137 US

Title: AR
SILVANA FRANZE
501 NE 31ST STREET
MIAMI, FL. 33137 US

Title: AR
CARL TELIAS
6663 GIRALDA CIRCLE
BOCA RATON, FL. 33433 US

L21000195858
FILED 8:00 AM
April 27, 2021
Sec. Of State
jafason

Article VI

The effective date for this Limited Liability Company shall be:

04/27/2021

Signature of member or an authorized representative

Electronic Signature: GREGORIO R. FRANZE

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.