

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

**L21000409225  
FILED 8:00 AM  
September 15, 2021  
Sec. Of State  
bcoates**

**Article I**

The name of the Limited Liability Company is:

PIANO REALTY 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**

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 TELIAS

### **Article IV**

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

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

Title: AR  
CARL TELIAS  
2799 NW 2ND AVENUE - SUITE 107  
BOCA RATON, FL. 33431

### **Article V**

The effective date for this Limited Liability Company shall be:

09/15/2021

Signature of member or an authorized representative

Electronic Signature: CARL TELIAS

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.

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