

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

L22000382667
FILED 8:00 AM
August 31, 2022
Sec. Of State
klovelace

Article I

The name of the Limited Liability Company is:

BOCA 245, LLC

Article II

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

4505 S. OCEAN BLVD.
902
HIGHLAND BEACH, FL. US 33487

The mailing address of the Limited Liability Company is:

4505 S. OCEAN BLVD.
902
HIGHLAND BEACH, FL. US 33487

Article III

Other provisions, if any:

RENTAL PROPERTY

Article IV

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

NEEMI BATCHER
4505 S. OCEAN BLVD.
902
HIGHLAND BEACH, FL. 33487

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: NEEMI BATCHER

Article V

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

Title: MGR
NEEMI BATCHER
4505 S. OCEAN BLVD., 902
HIGHLAND BEACH, FL. 33487

Title: MGR
GAETANO TARARA
245 NW 19 ST., UNIT 5
BOCA RATON, FL. 33432 US

Title: MGR
NEEMI BATCHER LIVING TRUST
4505 S. OCEAN BLVD., 902
HIGHLAND BEACH, FL. 33487 US

Title: MGR
GAETANO TARARA JR TRUST
245 NW 19 ST, UNIT 5
BOCA RATON, FL. 33432 US

Article VI

The effective date for this Limited Liability Company shall be:

09/01/2022

Signature of member or an authorized representative

Electronic Signature: NEEMI BATCHER

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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