

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

L24000007407  
FILED 8:00 AM  
January 03, 2024  
Sec. Of State  
jsadler

**Article I**

The name of the Limited Liability Company is:  
1306 HAVANA, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
15671 SAN CARLOS BLVD  
101  
FORT MYERS, FL. US 33908

The mailing address of the Limited Liability Company is:  
15671 SAN CARLOS BLVD  
101  
FORT MYERS, FL. US 33908

**Article III**

Other provisions, if any:

ANY AND ALL LAWFUL BUSINESS. TO COMPLETE A REVERSE EXCHANGE  
PURSUANT TO IRC REVENUE PROCEDURE 2000-37.

**Article IV**

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

1031 REVERSE EXCHANGE COMPANY LLC  
15671 SAN CARLOS BLVD  
101  
FORT MYERS, FL. 33908

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: THERESA KNOWER

## Article V

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

Title: MGR  
1031 REVERSE EXCHANGE COMPANY, LLC  
15671 SAN CARLOS BLVD, 101  
FORT MYERS, FL. 33908 US

Title: AP  
MICHAEL FORGIONE  
1060 NE 27TH WAY  
POMPANO BEACH, FL. 33062 US

Signature of member or an authorized representative

Electronic Signature: THERESA KNOWER

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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