

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

L24000065897  
FILED 8:00 AM  
February 05, 2024  
Sec. Of State  
rhunt

**Article I**

The name of the Limited Liability Company is:

DANIA BEACH 305 LLC

**Article II**

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

2315 N MIAMI AVE  
MIAMI, FL. US 33127

The mailing address of the Limited Liability Company is:

2315 N MIAMI AVE  
MIAMI, FL. US 33127

**Article III**

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

REG AGENT MIAMI LLC  
1680 MICHIGAN AVE  
STE 700  
MIAMI BEACH, FL. 33139

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: CLAUDIO NOVEBACI

## Article IV

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

Title: MGR  
UMBERTO MASCAGNI  
2315 N MIAMI AVE  
MIAMI, FL. 33127 US

Title: MGR  
RENATO VIOLA  
2315 N MIAMI AVE  
MIAMI, FL. 33127 US

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Signature of member or an authorized representative

Electronic Signature: UMBERTO MASCAGNI

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.