

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

**L24000247490
FILED 8:00 AM
May 30, 2024
Sec. Of State
fjeggleston**

Article I

The name of the Limited Liability Company is:
TOPSCALE REAL ESTATE FIRM LLC

Article II

The street address of the principal office of the Limited Liability Company is:
1400 MORGAN STANLEY AVE
#465
WINTER PARK, FL. 32789

The mailing address of the Limited Liability Company is:
1400 MORGAN STANLEY AVE
#465
WINTER PARK, FL. 32789

Article III

Other provisions, if any:
ANY LAWFUL BUSINESS

Article IV

The name and Florida street address of the registered agent is:
TENIA SMITH
1400 MORGAN STANLEY AVE
465
WINTER PARK, FL. 32789

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: TENIA SMITH

Article V

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

Title: MGR
TENIA SMITH
1400 MORGAN STANLEY AVE, # 465
WINTER PARK, FL. 32789

Title: MGR
BOB CALISTRI
1400 MORGAN STANLEY AVE, # 465
WINTER PARK, FL. 32789

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Article VI

The effective date for this Limited Liability Company shall be:

05/29/2024

Signature of member or an authorized representative

Electronic Signature: TENIA SMITH

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.