

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

**L24000505196
FILED 8:00 AM
December 04, 2024
Sec. Of State
vherring**

Article I

The name of the Limited Liability Company is:

311 N 16TH LLC

Article II

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

1799 SW BONANZA ST
PORT ST. LUCIE, FL. 34953

The mailing address of the Limited Liability Company is:

1799 SW BONANZA ST
PORT ST. LUCIE, FL. 34953

Article III

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

NICHOLAS TOBIS
1799 BONANZA ST
PORT ST. LUCIE, FL. 34953

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: NICHOLAS TOBIS

Article IV

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

Title: MGR
NICHOLAS TOBIS
6155 47TH STREET
VERO BEACH, FL. 32967

Title: MGR
JONATHAN TOBIS
1799 SW BONANZA STREET
PORT ST. LUCIE, FL. 34953

Title: MGR
MARSORELLA LLC
651 ENTERPRISE DR SUITE 106
PORT ST. LUCIE, FL. 34986

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Article V

The effective date for this Limited Liability Company shall be:

12/04/2024

Signature of member or an authorized representative

Electronic Signature: NICHOLAS TOBIS

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.