

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

L25000425639
FILED 8:00 AM
September 15, 2025
Sec. Of State
grkersey

Article I

The name of the Limited Liability Company is:

FRESHBROOK KB LLC

Article II

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

727 CRANDON BLVD
UNIT PH1
KEY BISCAYNE, FL. US 33149

The mailing address of the Limited Liability Company is:

75 VALENCIA AVE,
SUITE 703
CORAL GABLES, FL. US 33134

Article III

Other provisions, if any:

TO ENGAGE IN THE BUSINESS OF OWNING, HOLDING, LEASING,
MANAGING, DEVELOPING, AND INVESTING IN REAL ESTATE
PROPERTIES, AND ANY OTHER LAWFUL BUSINESS

Article IV

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

MONAHNA MIJARES CPA
75 VALENCIA AVE,
SUITE 703
CORAL GABLES, FL. 33134

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: ROARK R MONAHAN

Article V

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

Title: D
KAREN ASCOLI
727 CRANDON BLVD, APT PH1
KEY BISCAYNE, FL. 33149 US

Title: D
MELANIE ASCOLI
727 CRANDON BLVD, APT PH1
KEY BISCAYNE, FL. 33149 US

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Signature of member or an authorized representative

Electronic Signature: ROARK R MONAHAN

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.