

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

**L25000436649
FILED 8:00 AM
September 22, 2025
Sec. Of State
dsultana**

Article I

The name of the Limited Liability Company is:

PROJECT ONE MANAGING LLC

Article II

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

19390 COLLINS AVENUE
UNIT 312
SUNNY ISLES, FL. UN 33160

The mailing address of the Limited Liability Company is:

19390 COLLINS AVENUE, UNIT 312
UNIT 312
SUNNY ISLES, FL. UN 33160

Article III

Other provisions, if any:

THE COMPANY IS ORGANIZED TO ACT AS MANAGING ENTITY FOR REAL ESTATE VENTURES, INCLUDING ACQUISITION, DEVELOPMENT, CONSTRUCTION, FINANCING, DISPOSITION OF PROPERTIES, AND ANY LAWFUL RELATED ACTIVITIES.

Article IV

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

HERNAN A SEN
19390 COLLINS AVENUE
UNIT 312
SUNNY ISLES, FL. 33160

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: HERNAN ALEJANDRO SEN

Article V

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

Title: MGR
HERNAN A SEN
19390 COLLINS AVENUE, UNIT 312
SUNNY ISLES, FL. 33160 UN

Title: AMBR
HARBOUR DEVELOPER GROUP LLC
19390 COLLINS AVENUE, UNIT 312
SUNNY ISLES, FL. 33160 UN

L25000436649
FILED 8:00 AM
September 22, 2025
Sec. Of State
dsultana

Signature of member or an authorized representative

Electronic Signature: HERNAN ALEJANDRO SEN

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.