

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

L25000101481  
FILED 8:00 AM  
February 27, 2025  
Sec. Of State  
grkersey

**Article I**

The name of the Limited Liability Company is:  
VENICE TUSCAN OPERATOR, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
841 VENETIA BAY BLVD  
VENICE, FL. US 34285

The mailing address of the Limited Liability Company is:  
13770 58TH ST N  
SUITE 312  
CLEARWATER, FL. US 33760

**Article III**

The name and Florida street address of the registered agent is:  
TIMOTHY R BARNES  
13770 58TH ST N  
SUITE 312  
CLEARWATER, FL. 33760

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: TIMOTHY R BARNES

## **Article IV**

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

Title: MGR  
JOHN J MOSCHNER  
13770 58TH ST N, SUITE 309  
CLEARWATER, FL. 33760 US

**L25000101481**  
**FILED 8:00 AM**  
**February 27, 2025**  
**Sec. Of State**  
grkersey

Signature of member or an authorized representative

Electronic Signature: TIMOTHY R BARNES

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.