

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

L25000111460
FILED 8:00 AM
March 05, 2025
Sec. Of State
vherring

Article I

The name of the Limited Liability Company is:
MARTELLA PROPERTY LLC

Article II

The street address of the principal office of the Limited Liability Company is:
2215 SW 11TH PLACE
BOCA RATON, FL. US 33486

The mailing address of the Limited Liability Company is:
2215 SW 11TH PLACE
BOCA RATON, FL. US 33486

Article III

Other provisions, if any:
PROPERTY INVESTMENT AND HOLDING ASSETS (REAL ESTATE)

Article IV

The name and Florida street address of the registered agent is:
ROBBY H BIRNBAUM
100 WEST CYPRESS CREEK ROAD
SUITE 700
FORT LAUDERDALE, FL. 33309

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: ROBBY H. BIRNBAUM

Article V

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

Title: MGR
LAURALEE LONGSTAFF
2215 SW 11TH PLACE
BOCA RATON, FL. 33486 US

Title: AMBR
ROBBY H BIRNBAUM
2215 SW 11TH PLACE
BOCA RATON, FL. 33486 US

Title: AMBR
EGB MANAGEMENT LLC
2215 SW 11TH PLACE
BOCA RATON, FL. 33486 US

Signature of member or an authorized representative

Electronic Signature: ROBBY H. BIRNBAUM

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.