

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

L250001
FILED 8:
March 2
Sec. Of
kcostello

Article I

The name of the Limited Liability Company is:

1905 MAGNOLIA CROSSING POINT LLC

Article II

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

110 MAGNOLIA CROSSING POINT
UNIT #1905
SAINT AUGUSTINE, FL. 32086

The mailing address of the Limited Liability Company is:

186 HILLAIR CIRCLE
WHITE PLAINS, NY. 10605

Article III

Other provisions, if any:

LONG-TERM RENTAL PROPERTY

Article IV

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

JOHN R BATTISTINI JR
241 COLUMBUS STREET
SAINT AUGUSTINE, FL. 32084

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: JOHN R BATTISTINI, JR

Article V

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

Title: MGR
JOHN R BATTISTINI JR
186 HILLAIR CIRCLE
WHITE PLAINS, NY. 10605 US

Title: MGR
JANE FANTUZZO
186 HILLAIR CIRCLE
WHITE PLAINS, NY. 10605 US

Article VI

The effective date for this Limited Liability Company shall be:

03/18/2025

Signature of member or an authorized representative

Electronic Signature: JOHN R. BATTISTINI, JR

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.

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