

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

L25000240849  
FILED 8:00 AM  
May 21, 2025  
Sec. Of State  
kcostello

**Article I**

The name of the Limited Liability Company is:  
JANELLI PROJECTS TOSCANA, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
3720 S OCEAN BOULEVARD  
#706  
HIGHLAND BEACH, FL. US 33487

The mailing address of the Limited Liability Company is:  
900 S. COLLIER BLVD  
UNIT 704  
MARCO ISLAND, FL. US 34145

**Article III**

Other provisions, if any:  
ANY LAWFUL PURPOSE

**Article IV**

The name and Florida street address of the registered agent is:  
JAN GROSSMAN  
900 S. COLLIER BLVD  
UNIT 704  
MARCO ISLAND, FL. 34145

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: JAN GROSSMAN

## **Article V**

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

Title: MGR  
JAN GROSSMAN  
900 S. COLLIER BLVD, UNIT 704  
MARCO ISLAND, FL. 34145 US

Title: MGR  
JESSICA GROSSMAN  
900 S. COLLIER BLVD, UNIT 704  
MARCO ISLAND, FL. 34145 US

Title: MGR  
STEVEN GROSSMAN  
900 S. COLLIER BLVD, UNIT 704  
MARCO ISLAND, FL. 34145 US

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## **Article VI**

The effective date for this Limited Liability Company shall be:

05/21/2025

Signature of member or an authorized representative

Electronic Signature: JAN GROSSMAN

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.