

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

**L25000257349
FILED 8:00 AM
June 02, 2025
Sec. Of State
aholloway**

Article I

The name of the Limited Liability Company is:
MODERNO BUILD COMPANY LLC

Article II

The street address of the principal office of the Limited Liability Company is:
908 PONCE DE LEON BLVD
BELLEAIR, FL. US 33756

The mailing address of the Limited Liability Company is:
908 PONCE DE LEON BLVD
BELLEAIR, FL. US 33756

Article III

The name and Florida street address of the registered agent is:
ANTHONY M CATTANEO
908 PONCE DE LEON BLVD
BELLEAIR, FL. 33756

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: ANTHONY CATTANEO

Article IV

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

Title: AMBR
ANTHONY CATTANEO
908 PONCE DE LEON BLVD
BELLEAIR, FL. 33756 US

Title: AMBR
NOAH GILLIAM
908 PONCE DE LEON BLVD
BELLEAIR, FL. 33756 US

Title: AP
CECELIA QUINN
908 PONCE DE LEON BLVD
BELLEAIR, FL. 33756

Title: AP
MARGARET QUINN
908 PONCE DE LEON BLVD
BELLEAIR, FL. 33756 US

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Signature of member or an authorized representative

Electronic Signature: ANTHONY CATTANEO

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.