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Florida Department of State
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To:
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Fax Number : (850)617-6381

From:
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
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**FLORIDA LIMITED LIABILITY CO.
Donatello Property LLC**

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DIVISION OF CORPORATIONS

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Donatello Property LLC

Article II. Address

The street address of the Company's initial principal office is:
Donatello Property LLC
101 Almeria Avenue
Coral Gables FL 33134

The mailing address of the Company's initial principal office is:
Donatello Property LLC
101 Almeria Avenue
Coral Gables FL 33134

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Mauricio R. Quirch
101 Almeria Avenue
Coral Gables FL 33134

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Amadeo Lopez-Castro III, PA
7400 S.W. 57th Court, Suite 202
South Miami FL 33143
305-665-6335

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

Mauricio R. Quirch
101 Almeria Avenue
Coral Gables FL 33134

Article VII. Company Existence

The Company's existence shall begin effective as of February 26, 2019.

The undersigned authorized representative of a member executed these Articles of Organization on 2/26/2019.



AMADEO LOPEZ-CASTRO III
by Rachel Kauffman as Attorney-in-Fact

Amadeo Lopez-Castro III, PA
7400 S.W. 57th Court, Suite 202
South Miami FL 33143
305-665-6335

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Donatello Property LLC

REGISTERED AGENT/OFFICE:

Mauricio R. Quirch
101 Almeria Avenue
Coral Gables FL 33134

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



MAURICIO R. QUIRCH
by Rachel Kauffman as Attorney-in-Fact
Date: February 26, 2019.

Amadeo Lopez-Castro III, PA
7400 S.W. 57th Court, Suite 202
South Miami FL 33143
305-665-6335

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