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FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
COMMERCIAL SERVICES

**FLORIDA LIMITED LIABILITY CO.**

**820 Palermo Ave LLC**

Certificate of Status	1
Certified Copy	0
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FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

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# ARTICLES OF ORGANIZATION

## Article I. Name

The name of this Florida limited liability company is:  
820 Palermo Ave LLC

## Article II. Address

The street address of the Company's initial principal office is:  
820 Palermo Ave LLC  
829 Malaga Ave  
Coral Gables FL 33134

The mailing address of the Company's initial principal office is:  
820 Palermo Ave LLC  
829 Malaga Ave  
Coral Gables FL 33134

## Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Saidin Hernandez  
2600 Douglas Rd Ste PH8  
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.

Computershare Governance Services Inc.  
d/b/a Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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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:

Adriana Milagros Hernandez  
829 Malaga Ave  
Coral Gables FL 33134  
Eugenio Javier Hernandez  
829 Malaga Ave  
Coral Gables FL 33134

Article VII. Company Existence

The Company's existence shall begin effective as of April 4, 2022.

The undersigned authorized representative of a member executed these Articles of Organization on 4/4/2022.



COMPUTERSHARE GOVERNANCE SERVICES INC.  
D/B/A CORPORATE CREATIONS INTERNATIONAL

Timothy Pratts Account Manager  
by Jenisa S. Irizarry as Attorney-in-Fact  
Computershare Governance Services Inc.  
d/b/a Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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# STATEMENT OF REGISTERED AGENT

## LIMITED LIABILITY COMPANY:

820 Palermo Ave LLC

## REGISTERED AGENT/OFFICE:

Saidin Hernandez  
2600 Douglas Rd Ste PH8  
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.



SAIDIN HERNANDEZ  
Timothy Pratts, Account Manager  
by Jenisa S. Irizarry as Attorney-in-Fact

Date: April 4, 2022.

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(561) 694-8107

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