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**FLORIDA LIMITED LIABILITY CO.
KATPIE BRICKELL, LLC**

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**ARTICLES OF ORGANIZATION
OF
KATPIE BRICKELL, LLC**
(a Florida limited liability company)

The undersigned, in forming a Florida limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes, hereby adopts the following Articles of Organization:

ARTICLE I. NAME

The name of the limited liability company is **Katpie Brickell, LLC** (hereinafter, the "Company").

ARTICLE II. MAILING AND PRINCIPAL ADDRESS

The principal and mailing address of the Company is c/o Duane Morris LLP, Attn: Phillip M. Hudson III, 201 S. Biscayne Blvd., Ste. 3400, Miami, FL 33131.

ARTICLE III. AUTHORIZED PERSON

The Company will be a member-managed limited liability company. The name and street address of the persons authorized to act on behalf of the Company are:

<u>Name and Address</u>	<u>Title</u>
Katarina Filpi c/o Duane Morris LLP Attn: Phillip M. Hudson III 201 S. Biscayne Blvd., Ste. 3400 Miami, FL 33131	President
The Piero Filpi Revocable Trust u/i/d 11-03-2022 c/o Duane Morris LLP Attn: Phillip M. Hudson III 201 S. Biscayne Blvd., Ste. 3400 Miami, FL 33131	Managing Member

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ARTICLE IV. REGISTERED AGENT AND REGISTERED OFFICE

The name and street address of the Company's registered agent and its registered office are **Phillip M. Hudson III**, c/o Duane Morris LLP, 201 S. Biscayne Blvd., Ste. 3400, Miami, FL 33131.

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The undersigned Authorized Representative has executed these Articles of Organization as of May 25, 2023.

/s/ Angela K. Santos
Angela K. Santos, Authorized
Representative

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ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for **Katpie Brickell, LLC** at the place designated in Article IV of the Articles of Organization, **Phillip M. Hudson III** hereby accepts the appointment as registered agent, agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties. **Phillip M. Hudson III** is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, F.S.

/s/ Phillip M. Hudson
Phillip M. Hudson III

Date: May 25, 2023