

4/2/2019

Division of Corporations

Florida Department of State  
 Division of Corporations  
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**To:**

Division of Corporations  
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**From:**

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
 Account Number : 110432003053  
 Phone : (561)694-8107  
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**FLORIDA LIMITED LIABILITY CO.****Havana 220 LLC**

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Havana 220 LLC

### Article II. Address

The street address of the Company's initial principal office is:  
Havana 220 LLC  
2550 S. Douglas Rd., Suite 300  
Coral Gables FL 33134

The mailing address of the Company's initial principal office is:  
Havana 220 LLC  
2550 S. Douglas Rd., Suite 300  
Coral Gables FL 33134

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Esther Beraja  
2550 S. Douglas Rd., #301  
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.

Corporate Creations International Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410  
(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:

Beraja Investment I, Ltd  
2550 S. Douglas Rd., Suite 300  
Coral Gables FL 33134

Article VII. Company Existence

The Company's existence shall begin effective as of April 2, 2019.

The undersigned authorized representative of a member executed these Articles of Organization on 4/2/2019.



CORPORATE CREATIONS INTERNATIONAL INC.  
Timothy Pratts Account Manager  
Ryan Sullivan, Attorney-in-Fact

Corporate Creations International Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410  
(561) 694-8107

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## STATEMENT OF REGISTERED AGENT

### LIMITED LIABILITY COMPANY:

Havana 220 LLC

### REGISTERED AGENT/OFFICE:

Esther Beraja

2550 S. Douglas Rd., #301

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.



ESTHER BERAJA

Ryan Sullivan, Attorney-in-Fact

Date: April 2, 2019.

Corporate Creations International Inc.  
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