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Email Address: VIVIAN.CUEVAS@HKLAW.COM

FLORIDA LIMITED LIABILITY CO.
PIONEER ROAD PROPERTIES LLC

Certificate of Status	0
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ARTICLES OF ORGANIZATION
OF
PIONEER ROAD PROPERTIES LLC

The undersigned, being a duly authorized representative of the Member(s), desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes (the "Act"), does hereby adopt the following Articles of Organization:

ARTICLE I. NAME

The name of the limited liability company is Pioneer Road Properties LLC (the "Company").

ARTICLE II. ADDRESS

The principal and mailing address office of the Company is 2027 Alhambra Circle, Coral Gables, Florida 33134.

ARTICLE III. REGISTERED AGENT AND OFFICE

The Company designates 2027 Alhambra Circle, Coral Gables, Florida 33134 as the street address of the initial registered office of the Company and names Vivian de las Cuevas-Diaz as the Company's initial registered agent at that address to accept service of process within this state.

ARTICLE IV. DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Company's Operating Agreement or pursuant to the Act, as amended, from time to time.

ARTICLE V. MANAGEMENT

The Company shall be conducted, carried on, and managed by its Members and is, therefore, a member-managed limited liability company. The name and address of the entity authorized to manage and control the Company are:

Title:

AMBR (AUTHORIZED MEMBER)

Name and Address:

Ricardo Diaz
2027 Alhambra Circle
Coral Gables, FL 33134

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ARTICLE VI. PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

WHEREOF, the undersigned has hereunto set her hand and seal this 28th of August, 2017.

/s/ Vivian de las Cuevas-Diaz

Vivian de las Cuevas-Diaz,
Duly Authorized Representative of the
Member(s)

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for Pioneer Road Properties LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 28th day of August, 2017.

/s/ Vivian de las Cuevas-Diaz

Vivian de la Cuevas-Diaz

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