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FLORIDA LIMITED LIABILITY CO.  
MIRADOR 306, LLC

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**ARTICLES OF ORGANIZATION  
OF  
MIRADOR 306, LLC**

The undersigned, being the Sole Organizer, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I  
NAME**

The name of the limited liability company is MIRADOR 306, LLC (the "Company").

**ARTICLE II  
ADDRESS**

The principal office of the Company is:

3535 SW 143<sup>rd</sup> Court,  
Miami, FL 33175

The mailing address of the Company is:

3535 SW 143<sup>rd</sup> Court,  
Miami, FL 33175

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**ARTICLE III  
REGISTERED AGENT AND OFFICE**

The Company designates 3535 SW 143<sup>rd</sup> Court, Miami, FL 33175, as the street address of the initial registered office of the Company and names Horacio Montes De Oca, an individual, 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 (i) in

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accordance with the Company's Operating Agreement, or (ii) by the written agreement of a majority of ownership interest.

**ARTICLE V**  
**MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable. The Manager(s) shall serve in such capacity until his or her successor(s) are duly elected and qualified.

**ARTICLE VI**  
**MANAGER**

The name and address of the initial Manager of the Company is:

Horacio Montes de Oca  
3535 SW 143<sup>rd</sup> Court  
Miami, FL 33175

**ARTICLE VII**  
**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.

**ARTICLE VIII**  
**AUTHORIZED UNITS**

The Company is authorized to issue Ten Thousand (10,000) membership units, par value \$0.01 per unit.

**ARTICLE IX**  
**ADDITIONAL MEMBERS**

Additional Members may be admitted upon the written consent of the majority ownership interest, or as otherwise set forth in the Operating Agreement of the Company, if applicable.

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**ARTICLE X**  
**OPERATING AGREEMENT**


The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company, if any.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 29<sup>th</sup> day of August, 2018.



Horacio Montes de Oca  
Organizer

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**ACCEPTANCE OF REGISTERED AGENT**

The undersigned agrees to act as registered agent for MIRADOR 306, 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 27<sup>th</sup> day of August, 2018.

By: *[Signature]*  
Horacio Montes de Oca

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