

9/17/2018

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FLORIDA LIMITED LIABILITY CO.

245 Buttonwood Drive LLC

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T. SCOTT

**ARTICLES OF ORGANIZATION
OF
245 BUTTONWOOD DRIVE LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, pursuant to Chapter 605 of the Florida Statutes, hereby makes, acknowledges and files the following Articles of Organization (the "Articles").

ARTICLE I. NAME

The name of the limited liability company is 245 Buttonwood Drive LLC (the "Company").

ARTICLE II. MAILING AND STREET ADDRESS

The mailing and principal office address of the Company shall be 107 Reef Lane, Villa 7, Key Biscayne, Florida 33149.

ARTICLE III. REGISTERED AGENT AND OFFICE

The name of the initial registered agent and the street address of the initial registered agent of the Company in the State of Florida is CF Registered Agent, Inc., 100 S. Ashley Drive, Suite 400, Tampa, Florida 33602.

ARTICLE IV. DURATION

The Company shall commence its existence on the date that the Articles are filed with the Florida Department of State. The Company's existence shall be perpetual, unless the Company is earlier dissolved as provided in the Operating Agreement.

ARTICLE V. MANAGEMENT

The Company shall be a member managed limited liability company and shall be managed in accordance with the Operating Agreement, if any, adopted by the members for the management of the business and affairs of the Company. The initial Manager of the Company will be:

Marcelo Guimaraes Prestes Franco
107 Reef Lane, Villa 7
Key Biscayne, Florida 33149

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ARTICLE VI. INDEMNIFICATION

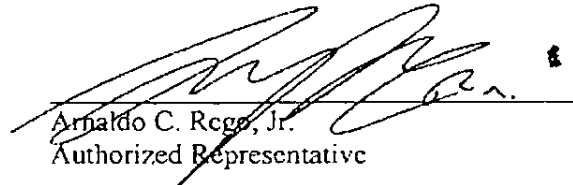
To the fullest extent permitted by law, the Company shall indemnify any person who was or is a party to any proceeding by reason of the fact that he/she is or was a manager or a managing member of the Company or is or was serving at the request of the Company as a manager, managing member, officer, employee or agent of the Company or of another limited liability company, corporation, partnership, joint venture, trust or other enterprise against liability incurred in connection with such proceeding, including the appeal thereof, if he/she acted in good faith and in a manner he/she reasonably believed to be in, or not opposed to, the best interests of the Company and, with respect to any criminal action or proceeding, had a reasonable cause to believe his/her conduct was lawful or had no reasonable cause to believe such conduct was unlawful. The Company shall reimburse each person for all costs and expenses, including attorneys' fees, reasonably incurred by him/her in connection with any such liability in the manner provided for by law or in accordance with the regulations of the Company.

The rights accruing to any person under the foregoing provision shall not exclude any other right to which he/she may be lawfully entitled, nor shall anything therein contain or restrict the right of the Company to indemnify or reimburse such person in any proper case even though not specifically provided for herein.

ARTICLE VII. AUTHORIZED REPRESENTATIVE

The name and address of the authorized representative of the organizing member of the Company executing these articles of organization is Arnaldo C. Rego, Jr., 100 SE Second Street, Suite 4200, Miami, Florida 33131.

IN WITNESS WHEREOF, the undersigned has made and subscribed to these Articles of Organization on September 17, 2018.


Arnaldo C. Rego, Jr.
Authorized Representative

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the Company, at the place designated as the registered office, the undersigned hereby accepts the appointment as registered agent and agrees to act in that capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the undersigned's duties, and the undersigned is familiar with and accepts the duties and obligations of the undersigned's position as registered agent.

Dated this 17th day of September, 2018.

CF Registered Agent, Inc., a Florida corporation

By: 

Arnaldo C. Rego, Jr., Authorized Representative