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FLORIDA LIMITED LIABILITY CO.

307 Broadway, LLC

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Articles of Organization

of

307 Broadway, LLC

The undersigned, pursuant to the provisions of Chapter 605 of the *Florida Statutes* (the "Act"), for the purpose of forming a limited liability company under the laws of the State of Florida, sets forth the following articles of organization:

ARTICLE I NAME

The name of the limited liability company is **307 Broadway, LLC** (the "Company").

ARTICLE II DURATION

Unless earlier terminated under the Act, or the Company's written operating agreement, the duration of the Company is perpetual.

ARTICLE III PURPOSE

The Company is organized for the purpose of any or all lawful business for which limited liability companies may be formed under the laws of the State of Florida and the United States of America. The Company shall have all of the powers vested in a limited liability company organized and existing by virtue of such laws.

ARTICLE IV ADDRESS

The Company's mailing address is:

2204 Portofino Way
Champions Gate, FL 33896

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The Company's principal place of business is located at:

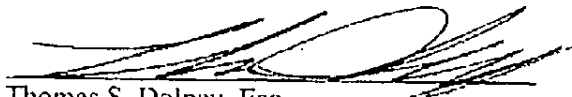
2204 Portofino Way
Champions Gate, FL 33896

**ARTICLE V
REGISTERED OFFICE AND AGENT**

The initial registered agent, and registered office in Florida for the Company, is:

Thomas S. Dolney, Esq.
Dolney Law, PLLC
919 Lake Baldwin Ln., Ste. A
Orlando, FL 32814

The undersigned is familiar with and accepts the duties and responsibilities as registered agent for the Company stated under §605.0113(3), Fla. Stat., namely: (a) to forward to the limited liability company or registered foreign limited liability company, at the address most recently supplied to the agent by the Company or the foreign limited liability company, a process, notice, or demand pertaining to the Company or foreign limited liability company which is served on or received by the agent; and (b) if the registered agent resigns, to provide notice required under §605.0115(2), Fla. Stat. to the Company or foreign limited liability company at the address most recently supplied to the agent by the Company or foreign limited liability company.


Thomas S. Dolney, Esq.
Registered Agent

**ARTICLE VI
CAPITAL CONTRIBUTIONS**

The members may contribute capital in the manner prescribed by the Company's written operating agreement executed by all members, as it may be amended from time to time.

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ARTICLE VII MEMBERSHIP

Except as expressly provided in the written operating agreement executed by all members, the Company shall have at least one member at all times and may only admit additional members upon the prior, unanimous written agreement of all then-existing members.

Notwithstanding any oral or written agreement to the contrary, a person or entity who is a prospective member of the Company does not attain status as a member unless the Company has issued a valid equity certificate in the name of the member that is signed by the Company's manager(s) or other duly authorized representative. The certificate need not be sealed. The certificate may be dated on a date that is different from the date of its execution, and, if so dated, a prospective member's status as a member is thereby made effective retroactively or prospectively according to the date written on the certificate.

ARTICLE VIII CONTINUITY

Except as expressly provided in a written operating agreement, on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or on the occurrence of any other event that terminates the continued membership of a member in the Company, or upon any other event that, under the Act, would result in dissolution of the Company, the business of the Company may be continued and the Company will not be dissolved without the written consent of the Company's remaining members.

ARTICLE IX MANAGEMENT

Except as expressly provided in a written operating agreement, the Company will be managed by a manager or managers.

The initial manager(s) of the Company are:

Gabriel Carrillo

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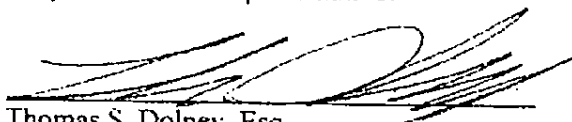
**ARTICLE X
INDEMNITY**

Except as expressly provided in the Company's written operating agreement, the Company shall indemnify any member, manager, or former member or manager to the fullest extent permitted under the Act.

**ARTICLE XI
EFFECTIVE DATE**

Pursuant to §605.0207, Fla. Stat., the effective date of this document is **September 13, 2019.**

Signature of the Company's
Duly Authorized Representative:


Thomas S. Dolney, Esq.

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