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Florida Department of State  
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FLORIDA LIMITED LIABILITY CO.  
290 Sunrise LLC

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Electronic Filing Menu

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**ARTICLES OF ORGANIZATION  
OF  
290 SUNRISE LLC**

The undersigned, being the Manager, 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 290 Sunrise LLC (the "Company").

**ARTICLE II  
ADDRESS**

The principal office of the Company is as follows:

290 Sunrise Drive, Unit 2-D  
Key Biscayne, Florida 33149

The mailing address of the Company is as follows:

5940 Southwest 116<sup>th</sup> Street  
Coral Gables, Florida 33156

**ARTICLE III  
REGISTERED AGENT AND OFFICE**

The Company designates 5940 Southwest 116<sup>th</sup> Street, Coral Gables, Florida 33156 as the street address of the initial registered office of the Company and names Gerald M. Broucek as the Company's initial registered agent at that address to accept service of process within this state.

**ARTICLE IV  
MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager. The Manager shall also have the rights and responsibilities described in the Operating Agreement of the Company. The Manager, who shall serve in such capacity until its successor is duly elected and qualified, shall be:

Gerald M. Broucek

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

**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.


**ARTICLE VII**  
**ADDITIONAL MANAGERS**

Additional Managers may be admitted upon the approval of a majority of the ownership interest of the Company, upon the written application of such new Manager, in the manner set forth in the Operating Agreement of the Company.

**ARTICLE VIII**  
**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.

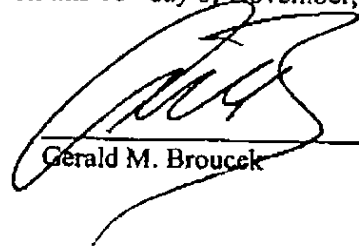
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 18<sup>th</sup> day of November, 2019.

  
\_\_\_\_\_  
Gerald M. Broucek

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SECRETARY OF STATE  
FLORIDA

### ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for 290 Sunrise 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 18<sup>th</sup> day of November, 2019.



Gerald M. Broucek

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