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FLORIDA LIMITED LIABILITY CO.  
KB701 REAL ESTATE, LLC

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JUN 18 2020

T. SCOTT

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2020 JUN 17 PM 3:02  
STATE OF FLORIDA  
TALLAHASSEE

2020 JUN 17 PM 4:53

**ARTICLES OF ORGANIZATION OF**  
**KB701 REAL ESTATE, LLC**

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

**ARTICLE I**  
**NAME**

The name of the limited liability company shall be KB701 REAL ESTATE, LLC (the "Company").

**ARTICLE II**  
**MAILING ADDRESS**

The mailing address for the Company shall be 145 Almeria Avenue, Coral Gables, FL 33134.

**ARTICLE III**  
**INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the Company is 145 Almeria Avenue, Coral Gables, FL 33134 and the name of the company's initial Registered Agent for service of process in the State of Florida, at that address is J. Luis Quintana.

**ARTICLE IV**  
**PURPOSES AND POWERS**

The Company, to the fullest extent permitted by the Act (in effect now and as hereafter amended), may engage in any activity or business permitted under the laws of the United States, any State, or any foreign country, and shall all the powers and rights granted and conferred upon limited liability companies by the laws of the State of Florida, unless otherwise limited by the Operating Agreement of the Company.

**ARTICLE V**  
**DURATION**

The term and duration of the Company shall be perpetual, unless terminated in accordance with the Operating Agreement of the Company or otherwise terminated in accordance with law.

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KB701 Real Estate, LLC

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**ARTICLE VI  
STREET ADDRESS OF PRINCIPAL OFFICE**

The street address of the principal office of the Company shall be located at 145 Almeria Avenue, Coral Gables, FL 33134, but it shall have the power and authority to establish branch offices at any other place or places as the Members may designate.

**ARTICLE VII  
MEMBERSHIP RESTRICTIONS**

Additional Members may be admitted to the Company in accordance with the Operating Agreement of the Company. Contributions required of new Members shall be determined as of their time of admission to the Company in accordance with the Operating Agreement of the Company. A Member's interest in the Company shall be considered personal property, notwithstanding the actual nature of the assets owned by the Company, and may not be sold or otherwise transferred except in strict accordance with the Operating Agreement of the Company.

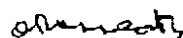
**ARTICLE VIII  
MANAGEMENT**

All Company powers shall be exercised by or under the authority of, and the business and affairs of this Company shall be managed by one or more Managers. Accordingly, the Company is a Manager-managed limited liability company. The name of the initial Manager is Othon Porres and his business address is 145 Almeria Avenue, Coral Gables, FL 33134.

**ARTICLE IX  
EXECUTION & ORGANIZER**

The person signing these articles is Othon Porres and his mailing address is 145 Almeria Avenue, Coral Gables, FL 33134. The undersigned initial Manager hereby certifies that the foregoing constitutes the Articles of Organization of KB701 REAL ESTATE, LLC.

Dated this 16 day of June, 2020.



Othon Porres  
Initial Manager

*[In accordance with Section 605.0205 Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts herein are true]*

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KB701 Real Estate, LLC


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**REGISTERED AGENT STATEMENT OF ACCEPTANCE**

Having been named as Registered Agent to accept service of process in the State of Florida for KB701 REAL ESTATE, LLC, (the "Company") at the address designated on the Articles of Organization of the Company, pursuant to the requirements of Section 605.0113, Florida Statutes, the undersigned Registered Agent hereby accepts the appointment as Registered Agent of the Company and agrees to act in that capacity. The undersigned Registered Agent further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the duties of a registered agent, and is familiar with and accepts the obligations of the said position.

Dated this 16<sup>th</sup> day of June, 2020.

REGISTERED AGENT

  
\_\_\_\_\_  
J. Luis Quintana  
145 Alameda Avenue  
Coral Gables, FL 33134

*(In accordance with Section 605.0205 Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts herein are true)*