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FLORIDA LIMITED LIABILITY CO.  
940 Property Holdings, LLC

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**ARTICLES OF ORGANIZATION  
OF**

**940 Property Holdings, LLC**

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The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 605, hereby make, acknowledge, and file the following Articles of Organization.

**ARTICLE I -- NAME**

The name of the limited liability company shall be 940 Property Holdings, LLC  
(the "Company").

**ARTICLE II -- ADDRESS**

- (a) The principal address of the Company shall be c/o Mellow Registered Agents, LLC, 2601 South Bayshore Drive, 18<sup>th</sup> Floor, Coconut Grove, Florida 33133.
- (b) The mailing address of the Company shall be c/o Mellow Registered Agents, LLC, 2601 South Bayshore Drive, 18<sup>th</sup> Floor, Coconut Grove, Florida 33133.

**ARTICLE III -- DURATION**

The Company shall commence its existence as of the date of filing by the Florida Department of State, Division of Corporations. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Articles of Organization.

**ARTICLE IV -- REGISTERED OFFICE AND AGENT**

The name and street address of the registered agent of the Company in the State of Florida is **Mellow Registered Agents, LLC, 2601 South Bayshore Drive, 18<sup>th</sup> Floor, Coconut Grove, Florida 33133.**

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**940 Property Holdings, LLC**

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**ARTICLE V -- CAPITAL CONTRIBUTIONS**

The Members of the Company shall contribute to the capital of the Company the cash or property set forth in and described in the Limited Liability Company Operating Agreement and/or Regulations, if any, or otherwise in the minutes of the Company on file at the principal office of the Company.

**ARTICLE VI -- ADDITIONAL CAPITAL CONTRIBUTIONS**

Each Member shall make additional capital contributions to the Company only on the consent of the Members as set forth in the Operating Agreement or otherwise upon the prior authorization of a majority of the Members.

**ARTICLE VII -- ADMISSION OF NEW MEMBERS**

No additional Members shall be admitted to the Company unless done so pursuant to the terms of the Operating Agreement or otherwise upon the prior authorization of a majority of the Members. A Member may only transfer his or her interest in the Company as set forth in the Operating Agreement of the Company or otherwise with the prior written consent of a majority of the Members.

**ARTICLE VIII -- MANAGEMENT**

The Company shall be managed by a **manager or managers** in accordance with the Articles of Organization, the Operating Agreement, the Regulations (if any) adopted by the Members for the management of the business and the ordinary and customary affairs of the Company. The Operating Agreement and/or Regulations, if any, or otherwise the minutes of the Company, shall determine the manner in which such Manager(s) are elected and appointed, and may contain any provisions for the regulation and management of the affairs of the Company that are not inconsistent with the law or these Articles of Organization. The name and address of the initial **Manager** of the Company is:

Michael Sagaro

7900 NW 155<sup>th</sup> Street #101  
Miami Lakes, FL 33016

Santiago Eljaiek III

2601 S Bayshore Drive, 18<sup>th</sup> Floor  
Coconut Grove, FL 33133