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Email Address montes@mdo-partners.comFLORIDA LIMITED LIABILITY CO.  
Cedeco 41, LLC

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**ARTICLES OF ORGANIZATION  
CEDECO 41, LLC**

The undersigned, being the Sole Organizer, desiring to form a limited liability company under and pursuant to the Florida Revised 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 CEDECO 41, LLC (the "Company").

**ARTICLE II  
ADDRESS**

The principal place of business and mailing address of the Company is:

18851 NE 29th Avenue, Suite 700, Aventura, Florida 33180

**ARTICLE III  
REGISTERED AGENT AND OFFICE**

The Company designates 18851 NE 29th Avenue, Suite 700, Aventura, Florida 33180 as the street address of the initial registered office of the Company and names Albatros 71, Inc. as its initial registered agent at that address to accept service of process within this state.

**ARTICLE IV  
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 V  
AUTHORIZED UNITS**

The Company is authorized to issue One Hundred Thousand (100,000) membership units.

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**ARTICLE VI**  
**MANAGEMENT**

The business of the Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable. The Manager(s) shall serve in such capacity until his, her or their successor(s) is/are duly elected and qualified.

**ARTICLE VII**  
**MANAGERS**

The name and address of the initial Manager of the Company is:

ALBATROS 71, INC.  
18851 NE 29<sup>th</sup> Avenue, Suite 700  
Aventura, Florida 33180

**ARTICLE VIII**  
**OFFICERS**

The names and street addresses of the initial officers of the Company are as set forth below:

Camelia Ostrowski	President, Secretary, and Treasurer
18851 NE 29th Avenue, Suite 700	
Aventura, Florida 33180	

**ARTICLE IX**  
**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 including activities within the United States and abroad.

**ARTICLE X**  
**ADDITIONAL MEMBERS**

Additional Members may be admitted upon the written consent of the majority ownership interest, and upon the written application of such new Member, in the manner set forth in the Operating Agreement of the Company, if applicable.

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**ARTICLE XI**  
**OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Managers of the Company in the manner set forth in the Operating Agreement of the Company, if any.

**ARTICLE XII**  
**EFFECTIVE DATE**

The Effective Date of the Company shall be August 2, 2020.


[SIGNATURE ON FOLLOWING PAGE]

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**IN WITNESS WHEREOF**, the undersigned has hereunto set its hand and seal this 2<sup>nd</sup> day of August, 2020.

ORGANIZER:



Camelia Ostrowski, an individual

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### ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for CEDECO 41, 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 this 2<sup>nd</sup> day of August, 2020.

ALBATROS 71, INC.

By: 

Camelia Ostrowski, President

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