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Account Name : J. PATRICK ANDERSON, PLLC  
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FLORIDA LIMITED LIABILITY CO.  
CABARETE REAL ESTATE HOLDINGS, LLC

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ARTICLES OF ORGANIZATION SECRETARY OF STATE  
TALLAHASSEE, FL

OF

CABARETE REAL ESTATE HOLDINGS, LLC

The undersigned person hereby adopts these Articles of Organization in order to form a limited liability company under Chapter 605 of the Florida Statutes.

**ARTICLE I - NAME**

The name of this limited liability company shall be Calabrete Real Estate Holdings, LLC (the "Company").

**ARTICLE II - DURATION**

The Company shall commence upon the execution of these Articles and shall exist perpetually.

**ARTICLE III - PURPOSE**

The purpose of the Company is to engage in any lawful business activity that is not prohibited with respect to a limited liability company organized according to the laws of the State of Florida.

**ARTICLE IV - ADDRESS**

The initial street and mailing address of the principal place of business of the Company is 968 E. Eau Gallie Boulevard, Indian Harbour Beach, Florida 32937.

**ARTICLE V - REGISTERED AGENT**

The initial address in Florida of the initial registered office of the Company is 2200 Front Street, Suite 301, Melbourne, Florida 32901, and the name of the initial registered agent of the Company at that address is J. Patrick Anderson.

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**ARTICLE VI - MANAGEMENT**

The Company shall be managed by the Members as provided in the Company's Operating Agreement. The names and addresses of the initial Authorized Members of the Company are as follows:

Manuel J. Pepen  
968 E. Eau Gallie Boulevard  
Indian Harbour Beach, Florida 32937

Daniel J. Pepen  
968 E. Eau Gallie Boulevard  
Indian Harbour Beach, Florida 32937

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**ARTICLE VII - ADOPTION OF OPERATING AGREEMENT**

The Members of the Company shall adopt an operating agreement which shall contain provisions for the management of the business and the regulation of the affairs of the Company that are not inconsistent with the Articles or the laws of the State of Florida.

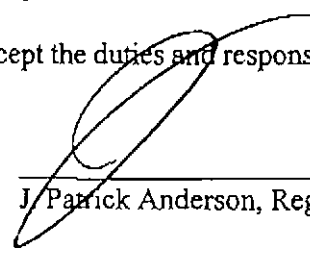
**ARTICLE VIII - AMENDMENT**

The Company shall have the power to amend or supplement these Articles of Organization when approved by unanimous vote of the Members.

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 25th day of February, 2021.

  
J. Patrick Anderson, Authorized Representative

I hereby state that I am familiar with and accept the duties and responsibilities as registered agent for said limited liability company.

  
J. Patrick Anderson, Registered Agent