

9/7/21, 10:51 AM

# L21000395-445

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To:

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From:

Account Name : GUNSTER, YQAKLEY & STEWART, P.A.  
Account Number : 076117000420  
Phone : (561)650-0728  
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### FLORIDA LIMITED LIABILITY CO.

#### 21 AND 164 NMB LLC

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**ARTICLES OF ORGANIZATION  
FOR  
21 AND 164 NMB LLC  
(A Florida Limited Liability Company)**

*The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:*

**ARTICLE I -  
Name**

The name of the Limited Liability Company is 21 and 164 NMB LLC (the "Company").

**ARTICLE II -  
Duration**

This Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

**ARTICLE III -  
Nature of Business**

This Company is organized for the purpose of transacting any and all lawful business.

**ARTICLE IV -  
Address**

The initial principal office and mailing address of the Company is 8200 NE 2nd Avenue, Suite 5, Miami, Florida 33138, Attn: Thomas Conway.

**ARTICLE V -  
Initial Registered Agent and Registered Office**

The street address of the initial registered office of the Company is 777 S Flagler Drive, Suite 500E, West Palm Beach, Florida 33401, and the name of the initial registered agent of this Company at that address is GY Corporate Services, Inc.

**ARTICLE VI -  
Management**

The Company shall be manager-managed in accordance with its Operating Agreement. The initial manager shall be:

Qualcon 9 Manager Member, LLC  
8200 NE 2nd Avenue, Suite 5  
Miami, Florida 33138  
Attn: Thomas Conway

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**ARTICLE VII -  
Membership Certificates**

Each Members' interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign its membership interest in the Company to any other person except as provided for in the Company's Operating Agreement.

**ARTICLE VIII -  
Amendment**

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

**IN WITNESS WHEREOF** the undersigned has executed these Articles as of the 7<sup>th</sup> day of September, 2021.

/s/ Adi Rappoport

\_\_\_\_\_  
Adi Rappoport,  
Authorized Representative

*(In accordance with Section 605.0205(3), Florida Statutes, the execution  
of this document constitutes an affirmation under the penalties of perjury  
that the facts stated herein are true.)*

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**ACCEPTANCE BY REGISTERED AGENT**

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, GY Corporate Services, Inc. hereby accepts the appointment as registered agent and agrees to act in this capacity. GY Corporate Services, Inc. further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and states that it is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S.

GY CORPORATE SERVICES, INC.

/s/ Melanie B. Stocks

By: \_\_\_\_\_  
Melanie B. Stocks, Asst. Secretary

Dated: September 7, 2021

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