

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L21000463200
FILED 8:00 AM
October 25, 2021
Sec. Of State
jafason**

Article I

The name of the Limited Liability Company is:

HB1 VENTURE, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

210 N COCONUT LANE
MIAMI BEACH, FL. UN 33139

The mailing address of the Limited Liability Company is:

210 N COCONUT LANE
MIAMI BEACH, FL. UN 33139

Article III

The name and Florida street address of the registered agent is:

CAMBEAN HOSPITALITY, LLC
111 NE 1ST STREET
8TH FLOOR
MIAMI, FL. 33132

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: BRIAN SCHEINBLUM

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
BRIAN SCHEINBLUM
210 N COCONUT LANE
MIAMI BEACH, FL. 33139

Title: MGR
MICHAEL SABET
20201 E COUNTRY CLUB DRIVE # 410
AVENTURA, FL. 33180

L21000463200
FILED 8:00 AM
October 25, 2021
Sec. Of State
jafason

Article V

The effective date for this Limited Liability Company shall be:

10/19/2021

Signature of member or an authorized representative

Electronic Signature: BRIAN SCHEINBLUM

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.