

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

L21000477124
FILED 8:00 AM
November 03, 2021
Sec. Of State
tjschroeder

Article I

The name of the Limited Liability Company is:

961 BISCAYNE RIVER LLC

Article II

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

961 S. BISCAYNE RIVER DRIVE
MIAMI, FL. 33169

The mailing address of the Limited Liability Company is:

961 S. BISCAYNE RIVER DRIVE
MIAMI, FL. 33169

Article III

Other provisions, if any:

THE COMPANY SHALL BE MANAGER MANAGED.

Article IV

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

MARX ROSENTHAL PLLC
1 SE 3RD AVENUE, SUITE 1210
MIAMI, FL. 33131

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: JAMES MARX, MGR

Article V

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

Title: MGR
PEDRO DE URIARTE
7734 HAWTHORNE AVENUE
MIAMI BEACH, FL. 33141

Title: MGR
LILIANA GONZALEZ
7734 HAWTHORNE AVENUE
MIAMI BEACH, FL. 33141

L21000477124
FILED 8:00 AM
November 03, 2021
Sec. Of State
tjschroeder

Signature of member or an authorized representative

Electronic Signature: JAMES MARX

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.