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FLORIDA LIMITED LIABILITY CO.

NE 3rd Ave Unit 522, LLC

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**ARTICLES OF ORGANIZATION
OF
NE 3rd Ave Unit 522, LLC**

The undersigned, being a duly authorized representative of a member, desiring to form a limited liability company pursuant to the Florida 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 **NE 3rd Ave Unit 522, LLC** ("Company").

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TALLAHASSEE

ARTICLE II

PRINCIPAL BUSINESS AND MAILING ADDRESS

The principal business and mailing address of the Company are:

201 S. Biscayne Boulevard
Suite 800
Miami, Florida 33131

ARTICLE III

REGISTERED AGENT AND OFFICE

The Company designates as its initial registered agent and its initial registered office at which to accept service of process within this state:

Law Center of the Americas, LLC
201 South Biscayne Boulevard, Suite 800
Miami, Florida 33131

ARTICLE IV

DURATION AND TERMINATION

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 in accordance with Florida law and also in accordance with the Operating Agreement of the Company, if applicable.

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ARTICLE V
MANAGEMENT

The Company shall be managed by at least one (1) Manager. 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 their successor(s) are duly elected and qualified. All Managers, other than the initial Manager, shall be appointed or elected solely as provided in the Operating Agreement of the Company, if applicable, and otherwise by the Members.

ARTICLE VI
INITIAL MANAGER

The names and addresses of the initial Managers of the Company are:

Susan Zelinger Amar
c/o 201 S. Biscayne Boulevard
Suite 800
Miami, Florida 33131

Messod Felix Amar
c/o 201 S. Biscayne Boulevard
Suite 800
Miami, Florida 33131

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ARTICLE VII
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.

ARTICLE VIII
ADDITIONAL MEMBERS

Additional Members may be admitted upon (1) the written consent of the then existing Members or (2) in the manner set forth in the Operating Agreement of the Company, if applicable.

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ARTICLE IX

OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Member(s) of the Company in the manner set forth in the Operating Agreement of the Company, if applicable.

ARTICLE X

AMENDMENT

The power to alter, amend, or repeal the Articles of Organization of the Company shall be only upon the unanimous written consent of all the existing Member(s) of the Company or in accordance with the procedures set forth in the Operating Agreement of the Company, if applicable.

M IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 7th day of December, 2021.



Name: Michael A. Dribin
Title: Duly Authorized Representative of a
Member

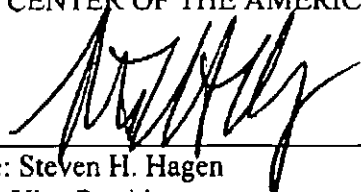
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TELEPHONE

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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for **NE 3rd Ave Unit 522, 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 on this 7th day of December, 2021.

LAW CENTER OF THE AMERICAS, LLC

By: 
Name: Steven H. Hagen
Title: Vice President

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FALL IDASSISTANT

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