

Division of Corporations

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Florida Department of State  
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To: Division of Corporations  
Fax Number : (850)617-6381

From: Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
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**FLORIDA LIMITED LIABILITY CO.  
Grovenor 503 LLC**

Certificate of Status	1
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Page Count	04
Estimated Charge	\$130.00

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TALLAHASSEE, FLORIDA

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**ARTICLES OF ORGANIZATION  
OF  
GROVENOR 503 LLC**

The undersigned, being the manager, desiring to form a limited liability company under and 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 Grovenor 503 LLC (the "Company").

**ARTICLE II  
ADDRESS**

The principal office of the Company is as follows 2627 S Bayshore Drive, Unit 503, Miami, Florida 33133 and mailing address of the Company is as follows 7801 SE 37<sup>th</sup> Street, Mercer Island, Washington, 98040.

**ARTICLE III  
REGISTERED AGENT AND OFFICE**

The Company designates 1000 Brickell Avenue, Suite 400, Miami, Florida 33131 as the street address of the initial registered office of the Company and names Corporate Maintenance Services, LLC, a Florida limited liability company as the Company's initial registered agent at that address to accept service of process within this state.

**ARTICLE IV  
MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager. The Manager shall also have the rights and responsibilities described in the Operating Agreement of the Company. The Managers, who shall serve in such capacity until their successors are duly elected and qualified, shall be:

Raquel Juan Marcos Cavazos  
Antonio Juan Marcos Issa

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**ARTICLE V**  
**DURATION AND CONTINUATION**

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 (i) in accordance with the Company's Operating Agreement, or (ii) by the written agreement of a majority of ownership interest.

**ARTICLE VI**  
**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 VII**  
**ADDITIONAL MANAGERS**

Additional Managers may be admitted upon the approval of a majority of the ownership interest of the Company, upon the written application of such new Manager, in the manner set forth in the Operating Agreement of the Company.

**ARTICLE VIII**  
**OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 25<sup>th</sup> day of January, 2022.

  
\_\_\_\_\_  
Raquel Juan Marcos Cavazos, Manager

  
\_\_\_\_\_  
Antonio Juan Marcos Issa, Manager

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TALLAHASSEE, FLORIDA


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**ACCEPTANCE OF REGISTERED AGENT**

The undersigned agrees to act as registered agent for Grovenor 503 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 25<sup>th</sup> day of January, 2022.

**CORPORATE MAINTENANCE SERVICES, LLC**

By:  \_\_\_\_\_  
Jennifer Cohen, Manager

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