

Florida Department of State  
Division of Corporations  
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**FLORIDA LIMITED LIABILITY CO.  
IBIS WASSUP BROOOO CO LLC**

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ARTICLES OF ORGANIZATION  
OF  
IBIS WASSUP BROOOO CO LLC

a Florida Limited Liability Company

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The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat., hereby makes, acknowledges, and files the following Articles of Organization.

ARTICLE I

The name of the limited liability company (the "Company") shall be:

IBIS WASSUP BROOOO CO LLC

ARTICLE II

The street address of the principal office and mailing address of the Company is:

3332 NE 190<sup>th</sup> Street, Suite 2712  
Aventura, FL 33180

ARTICLE III

The name and Florida address of the Company's Registered Agent is:

ADAM R. LUBKIN  
3332 NE 190<sup>th</sup> Street, Suite 2712  
Aventura, FL 33180

ARTICLE IV

The Company shall be managed by one or more Managers in accordance with the Operating Agreement adopted by the members for the management of the business and affairs of the Company. Managers must act jointly.

The Manager(s) of the Company shall be:

ADAM R. LUBKIN  
3332 NE 190<sup>th</sup> Street, Suite 2712  
Aventura, FL 33180

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ARTICLE V

The Company's existence shall be perpetual.

ARTICLE VI

The Managers and the member(s) shall not be personally liable for the debts, obligations, or liabilities of the Company.

ARTICLE VII

The power to amend, alter or repeal these Articles of Organization shall be as set forth in the Operating Agreement of the Company.

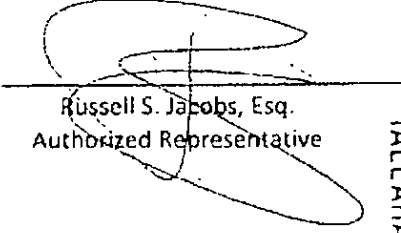
ARTICLE VIII

The Company has the authority and shall issue Certificates of Membership to each member evidencing that member's interest in the Company.

ARTICLE IX

The effective date of the Company's formation shall be ☐ the date of the filing of these Articles of Organization with the Florida Secretary of State, or ☒ 5 business days prior to the date of the filing of these Articles of Organization with the Florida Secretary of State, as permitted by §605.0207, Fla. Stat.

February 8, 2022

  
Russell S. Jacobs, Esq.  
Authorized Representative

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**ACCEPTANCE OF REGISTERED AGENT**

Having been named as Registered Agent and to accept service of process for IBIS WASSUP BROOCO CO LLC at the place designated in these Articles of Organization, 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, as provided for in Chapter 605, Fla. Stat.

February 8, 2022

  
Adam R. Lubkin

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