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FLORIDA LIMITED LIABILITY CO.  
1206 PINNACLE LLC

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February 9, 2022

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

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SUBJECT: 1206 PINNACLE LLC  
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ARTICLES OF ORGANIZATION  
OF  
1206 PINNACLE LLC  
(a Florida limited liability company)

The undersigned, in forming a Florida limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes (the "Florida Act"), hereby adopts the following Articles of Organization:

1. Name. The name of the limited liability company shall be "1206 Pinnacle LLC", a Florida limited liability company (the "Company").

2. Principal Office. The street and mailing address of the Company's principal office in the State of Florida is as follows:

748 N.E. 71<sup>st</sup> Street  
Boca Raton, FL 33487

3. Registered Address and Agent. The address of the Company's registered office, and the name of the Company's Registered Agent at such office, in the State of Florida are as follows:

Morten Steen-Jorgensen, Registered Agent  
748 N.E. 71<sup>st</sup> Street  
Boca Raton, FL 33487

4. Management. The Company shall be a manager-managed limited liability company; provided, however, that through an amendment to these Articles of Organization, through a limited liability company agreement (an operating agreement) executed in accordance with these Articles of Organization and the Florida Act and as may be in effect at any time and from time to time (the "Operating Agreement"), the Members of the Company may elect to convert the Company to a member-managed limited liability company.

As of the date of execution hereof, Morten Steen-Jorgensen, is the sole manager of the Company.

5. Limited Liability Company Interests. As of the date of execution hereof, the authorized limited liability company interests of the Company shall consist of a single class of limited liability company interests. Through an amendment to these Articles of Organization, or pursuant to the Company's Operating Agreement, the members and/or manager of the Company, as applicable, may provide for the creation and issuance of new or additional series and classes of limited liability company interests having such relative rights, entitlements, preferences, privileges, powers, and duties as the members or, as applicable pursuant to the Operating

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Agreement, the manager, may determine, including, without limitation, rights, entitlements, preferences, privileges, and powers senior to the initial class or then-existing series and classes of limited liability company interests.

6. Duration. The Company shall not have a specific effective date of dissolution, and its existence shall be perpetual in accordance with the terms and conditions of the Company's Operating Agreement.

7. Effectiveness. These Articles of Organization shall be effective as of the date registered by the Florida Department of State, Division of Corporations.

IN WITNESS WHEREOF, the undersigned has duly executed these Articles of Organization on this 7<sup>th</sup> day of February, 2022.

By: /s/ Morten Steen-Jorgensen  
PRINT: Morten Steen-Jorgensen  
Authorized Person

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**ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

Having been named as Registered Agent and to accept service of process for 1206 PINNACLE LLC, a Florida limited liability company, at the place designated in Section 3 of the foregoing Articles of Organization, the undersigned hereby accepts the appointment as Registered Agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties and is familiar with and accepts the obligations of the position as Registered Agent as provided in Chapter 605, Florida Statutes.

REGISTERED AGENT:

By:           /s/ Morten Steen-Jorgensen            
Name: Morten Steen-Jorgensen  
Date: February 7<sup>th</sup>, 2022

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