

L22000103153

Division of Corporations

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FLORIDA LIMITED LIABILITY CO.

Little River Development, LLC

Certificate of Status	1
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Page Count	03
Estimated Charge	\$130.00

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**ARTICLES OF ORGANIZATION  
OF  
LITTLE RIVER DEVELOPMENT, LLC**

The undersigned hereby organizes this limited liability company under the provisions of the Florida Revised Limited Liability Company Act (the "Act"), and pursuant to the following Articles of Organization:

**ARTICLE I**  
**Name**

The name of this limited liability company (the "Company") is "LITTLE RIVER DEVELOPMENT, LLC".

**ARTICLE II**  
**Principal Office and Mailing Address**

The street address of the principal office and the mailing address of the Company are 520 West Dilido Drive, Miami Beach, Florida 33139.

**ARTICLE III**  
**Initial Registered Office and Agent**

The street address of the initial registered office of the Company is 1200 South Pine Island Road, Plantation, Florida 33324, and the name of the initial registered agent of the Company at that address is C T Corporation System.

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ARTICLE IV  
Management of the Company

The Company is to be managed by one or more managers and is, therefore, a manager-managed limited liability company within the meaning of the Act. The names of the initial managers of the Company are Scott London and Reed Zaroff.

ARTICLE V  
Purpose

The Company has been organized as a "qualified opportunity fund" for purposes of Sections 1400Z-1 and 1400Z-2 of the Internal Revenue Code of 1986, as amended (the "Code"). The purpose of the Company is to (a) invest in "qualified opportunity zone property" (as defined in Section 1400Z-2 of the Code or any successor statute or section thereto), (b) engage in any and all activities permitted under applicable law relating thereto so long as such activities continue to permit the Company to qualify as a "qualified opportunity fund," and (c) engage in the trade or business of acquiring, owning, holding, investing in, operating, managing, selling, exchanging and otherwise dealing with real property and/or operating businesses, including through one or more "qualified opportunity zone businesses" (as defined in Section 1400Z-2 of the Code or any successor statute or section thereto).

IN WITNESS WHEREOF, the undersigned authorized representative of the members has executed these Articles of Organization on the 11th day of March, 2022.

DocuSigned by:  
  
#F32B5F0626C4BA  
Reed Zaroff, Authorized Representative

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE OF  
LITTLE RIVER DEVELOPMENT, LLC**

Pursuant to the provisions of Section 605.0113 of the Florida Statutes, the undersigned limited liability company submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the limited liability company is "LITTLE RIVER DEVELOPMENT, LLC".
2. The name and address of the registered agent and office are:

C T Corporation System  
1200 Pine Island Road  
Plantation, Florida 33324

*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 as provided for in Chapter 605, Florida Statutes.*

Dated: March 9th, 2022.

/s/Amy Berteletti, Vice President

Name:

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