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FLORIDA LIMITED LIABILITY CO.  
1200 ARTHUR, LLC

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**ARTICLES OF ORGANIZATION**  
**OF**  
**1200 ARTHUR, LLC**  
**a Florida limited liability company**

Pursuant to the provisions of Chapter 605, Florida Statutes, this Florida profit limited liability company adopts the following Articles of Organization:

**ARTICLE I**

The name of the limited liability company is **1200 ARTHUR, LLC**.

**ARTICLE II**

The period of existence of the limited liability company shall be perpetual commencing on the date the original Articles were filed.

**ARTICLE III**

The mailing address and street address of the principal office of this limited liability company are:

Street Address

500 S. Dixie Highway, Suite 304  
Coral Gables, Florida 33146

Mailing Address

500 S. Dixie Highway, Suite 304  
Coral Gables, Florida 33146

**ARTICLE IV**

The name and address of the registered agent is:

Registered Agent

Law Offices of Deeb & Deeb, P.A.

Address of Registered Office

500 S. Dixie Highway, Suite 304  
Coral Gables, Florida 33146

**ARTICLE V**

The Operating Agreement of the limited liability company (hereinafter the "Company") contains provisions regarding:

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1. The nature of the business to be transacted or the purposes to be promoted or carried out by the Company, which shall be to own, operate, manage, develop, and to otherwise undertake such activities as are determined by the Company with respect to any lawful activity and the personal property of the Company which is located at its principal place of business or is used in connection therewith, and all business of the Company relating thereto, and for no other purpose whatsoever.

2. The rights of the members to admit additional members and the terms and conditions of the admissions.

3. The rights of the remaining members of this Company to continue the business of this Company on the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, and any other event which may terminate the continued membership in this Company.

#### ARTICLE VI

The management of the Company is to be reserved to its Managing Entity, **MAJESTIC RSR HOLDINGS, LLC** (the "Managing Entity"), having an address at **500 S. Dixie Highway, Suite 304, Coral Gables, FL 33146.**

#### ARTICLE VII

The Interests of the current Members shall be evidenced by Certificates, which shall be issued by the corporation reflecting the percentage interest held by the Members.

#### ARTICLE VIII

The Operating Agreement between the Managing Entity and the Company shall be adopted by the Members. Thereafter, the power to alter, amend, or repeal the Operating Agreement shall be vested in the Members of the Company in the manner set forth in the Operating Agreement; provided, however, that the consent of the Managing Entity shall be required before any amendment, alteration or repeal of the Operating Agreement.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 25<sup>th</sup> day of April, 2022, at Miami, Florida.

*Ben Sardinias*  
BEN SARDINAS, Authorized Representative

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**CERTIFICATE OF ACCEPTANCE AS REGISTERED AGENT  
OF  
1200 ARTHUR, LLC**

Pursuant to Chapter 605 of the Florida Limited Liability Company Act, the following is submitted in compliance with said Act:

*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, F.S.*

Dated this 25<sup>th</sup> day of April, 2022.

**LAW OFFICES OF DEEB & DEEB, P.A.**

By: Kevin L. Deeb  
Kevin L. Deeb, President  
Registered Agent's Signature

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