

Florida Department of State
Division of Corporations
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Division of Corporations
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Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
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**FLORIDA LIMITED LIABILITY CO.
35 Spoonbill GP, LLC**

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**ARTICLES OF ORGANIZATION
FOR
35 SPOONBILL GP, LLC
(A Florida Limited Liability Company)**

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

**ARTICLE I -
Name**

The name of the Limited Liability Company is **35 Spoonbill GP, LLC** (the "Company").

**ARTICLE II -
Duration**

The Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

**ARTICLE III -
Nature of Business**

The Company is organized for the purpose serving as general partner of 35 Spoonbill, LP, a Florida limited partnership, and for transacting any and all lawful business.

**ARTICLE IV -
Address**

The initial principal office address of the Company is 1009 NW 1st Avenue, Delray Beach, Florida 33444.

The initial mailing address of the Company is 1009 NW 1st Avenue, Delray Beach, Florida 33444.

**ARTICLE V -
Initial Registered Agent and Registered Office**

The street address of the initial registered office of the Company is 1009 NW 1st Avenue, Delray Beach, Florida 33444, and the name of the initial registered agent of the Company at that address is Joshua Khoury.

**ARTICLE VI -
Management**

The Company shall be manager-managed in accordance with the Operating

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STATE OF FLORIDA
JOSHUA KHOURY

Agreement of the Company. The initial manager of the Company is:

Joshua Khoury
1009 NW 1st Avenue
Delray Beach, Florida 33444

ARTICLE VII -
Membership Certificates

Each Member's interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign its membership interest in the Company to any other person except as provided for in the Company's Operating Agreement.

ARTICLE VIII -
Amendment

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

IN WITNESS WHEREOF the undersigned has executed these Articles as of the 27 day of April, 2022.



William A. Stetson
Authorized Representative

(In accordance with Section 605.0204(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

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ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, Joshua Khoury hereby accepts the appointment as registered agent and agrees to act in this capacity. Joshua Khoury agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and Joshua Khoury is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, F.S.

Dated: April 27, 2022


Joshua Khoury

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