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Florida Department of  
Division of Corporations  
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**FLORIDA LIMITED LIABILITY CO.  
Opportunity Drive 40, LLC**

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Page Count	04
Estimated Charge	\$130.00

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MAY 17 2022

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DIVISION OF CORPORATIONS  
COMMERCIAL SERVICES

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Opportunity Drive 40, LLC

### Article II. Address

The street address of the Company's initial principal office is:  
Opportunity Drive 40, LLC  
701 North Federal Hwy, Bldg #1, Suite 201B  
Hallandale FL 33009

The mailing address of the Company's initial principal office is:  
Opportunity Drive 40, LLC  
701 North Federal Hwy, Bldg #1, Suite 201B  
Hallandale FL 33009

### Article III. Registered Agent

The name and street address of the Company's registered agent is:

JACQUELINE GERO, C.P.A., P.A  
8551 W Sunrise Blvd., Suite 200  
Plantation FL 33322

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Computershare Governance Services Inc.  
d/b/a Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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A. G. Gero, C.P.A., P.A.  
8551 W Sunrise Blvd., Suite 200  
Plantation, FL 33322

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### Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

### Article VI. Management

This will be a member-managed company. The name and address of each member is:

Samy Cohen  
701 North Federal Hwy, Bldg #1, Suite 201B  
Hallandale FL 33009

Alberto Dichi  
701 North Federal Hwy, Bldg #1, Suite 201B  
Hallandale FL 33009

Daniel Gohari  
3802 E. 199th Terrace  
Aventura FL 33180

### Article VII. Company Existence

The Company's existence shall begin effective as of May 16, 2022.

The undersigned authorized representative of a member executed these Articles of Organization on 5/16/2022.



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COMPUTERSHARE GOVERNANCE SERVICES INC.  
D/B/A CORPORATE CREATIONS INTERNATIONAL

Michael Reinhold Vice President  
Joseph Panholzer, Attorney-in-Fact  
Computershare Governance Services Inc.  
d/b/a Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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## STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Opportunity Drive 40, LLC

REGISTERED AGENT/OFFICE:

JACQUELINE GERO, C.P.A., P.A  
8551 W Sunrise Blvd., Suite 200  
Plantation FL 33322

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



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JACQUELINE GERO, C.P.A., P.A  
Joseph Panholzer, Attorney-in-Fact

Date: May 16, 2022.

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