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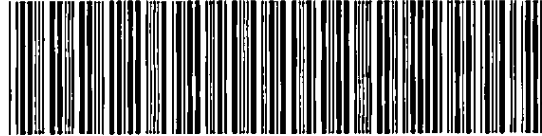
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**1. JUBEA 1604 LLC**

(CORPORATE NAME AND DOCUMENT #)

**2.**

(CORPORATE NAME AND DOCUMENT #)

**3.**

(CORPORATE NAME AND DOCUMENT #)

**4.**

(CORPORATE NAME AND DOCUMENT #)

**5.**

(CORPORATE NAME AND DOCUMENT #)

**6.**

(CORPORATE NAME AND DOCUMENT #)

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**ARTICLES OF ORGANIZATION  
FOR  
JUBEA 1604 LLC**

THE UNDERSIGNED hereby makes, subscribes, acknowledges and files these Articles of Organization of **JUBEA 1604 LLC**, a Florida limited liability company, formed under of Chapter 605, Florida Statutes, the Florida Revised Limited Liability Company Act ("Act").

**ARTICLE I - Name:**

The name of the limited liability company is "**JUBEA 1604 LLC**" (the "Limited Liability Company").

**ARTICLE II - Existence:**

The existence of this Limited Liability Company shall commence on the date these Articles of Organization are filed with the Florida Department of State.

**ARTICLE III - Purpose:**

The Limited Liability Company is formed to engage in any lawful act or activity for which limited liability companies may be organized under the Act.

**ARTICLE IV - Address:**

The mailing and street address of the principal office of the Limited Liability Company shall be:

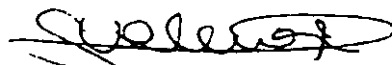
2999 NE 191<sup>ST</sup> Street, Suite 402  
Aventura, Florida 33180

**ARTICLE V – Registered Agent:**

The registered agent for service of process on the Limited Liability Company shall be:

Law Office of Valeria Schwartzman, P.A.  
2999 NE 191<sup>ST</sup> Street, Suite 402  
Aventura, Florida 33180

*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 farther 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.*



Valeria Schwartzman, Esq.

**ARTICLE V - Management:**

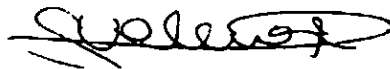
The management of the Limited Liability Company is reserved to the Managers. The initial Managers of the Limited Liability Company are:

Julio Cristobal Dittborn Cordua  
2999 NE 191<sup>st</sup> Street, Suite 402,  
Aventura, Florida 33180

Beatriz Paulina Mayer Gligo  
2999 NE 191st Street, Suite 402,  
Aventura, Florida 33180

**IN WITNESS THEREOF**, the undersigned, has made and subscribed these Articles of Organization at Miami, Miami-Dade County, Florida for uses and purposes aforesaid this 6th day of September of 2022.

*This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the department of State constitutes a third-degree felony as provided for in s.817.155, F.S.*



Valeria Schwartzman, Esq., Authorized  
Representative of the Member(s)

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