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Division of Corporations

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Florida Department of State
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To:

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Fax Number : (850)617-6381

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
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Fax Number : (561)214-8442

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FLORIDA LIMITED LIABILITY CO.

Pompano Beach RE Partners, LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:

Pompano Beach RE Partners, LLC

Article II. Address

The street address of the Company's initial principal office is:

Pompano Beach RE Partners, LLC

11050 Parabela Street

Coral Gables, FL 33156

The mailing address of the Company's initial principal office is:

Pompano Beach RE Partners, LLC

11050 Parabela Street

Coral Gables, FL 33156

Article III. Registered Agent

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

Corporate Creations Network Inc.

801 US Highway 1

North Palm Beach, FL 33408

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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NORTH PALM BEACH, FL 33408

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 manager-managed company. The name and address of each manager is:

AA Capital Holdings, LLC
11050 Paradela Street
Coral Gables, FL 33156

Pantheon Real Estate Ventures, LLC
11050 Paradela Street
Coral Gables, FL 33156

Article VII. Company Existence

The Company's existence shall begin effective as of November 28, 2022.

The undersigned authorized representative of a member executed these Articles of Organization on 11/28/2022.



COMPUTERSHARE GOVERNANCE SERVICES INC.
D/B/A CORPORATE CREATIONS INTERNATIONAL
Taide Sanchez, Vice President
By: Erin Saville, Attorney-in-Fact

22 NOV 23 11:13:35
11/28/2022 11:13:35

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

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Pompano Beach RE Partners, LLC

REGISTERED AGENT/OFFICE:

Corporate Creations Network Inc.
801 US Highway 1
North Palm Beach, FL 33408
UNITED STATES

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.



CORPORATE CREATIONS NETWORK INC.

Erin Saville, Special Secretary

Date: November 28, 2022

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CLERK OF DISTRICT COURT
NORTH PALM BEACH, FLORIDA

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d/b/a Corporate Creations International
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