

**L23000002565**

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From:

Account Name : KRAMER, GREEN, ZUCKERMAN, GREENE & BUCHSBAUM, P.A.  
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Email Address: dosterland@sunsetplazamgt.com

**FLORIDA LIMITED LIABILITY CO.  
DOM REAL ESTATE HOLDINGS, LLC**

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**ARTICLES OF ORGANIZATION  
FOR  
DOM REAL ESTATE HOLDINGS, LLC**

**ARTICLE I - NAME**

The name of the Limited Liability Company is **DOM REAL ESTATE HOLDINGS, LLC**.

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the Limited Liability Company is 16047 Collins Avenue, Unit 903 South, Sunny Isles Beach, FL 33160.

**ARTICLE III - DURATION**

The period of duration for the Limited Liability Company shall be perpetual.

**ARTICLE IV - MEMBER UNITS**

The Limited Liability Company is authorized to issue 1,000 Units of membership interest, which Units shall evidence the interest of the members of the Limited Liability Company, which Units shall be designated "Member Units." The interest of the members of the Limited Liability Company shall be evidenced by the Certificate of Limited Liability Company Units issued by the Limited Liability Company and setting forth the number of Member Units issued and outstanding in the name of such member.

**ARTICLE V - MANAGEMENT**

5.1 The Limited Liability Company has a board of managers and the business and affairs of the Limited Liability Company shall be managed by or under the direction of its board of managers. No member of the Limited Liability Company, in such capacity as a member, shall have any right or authority to act for or to bind the Limited Liability Company.

5.2 The board of managers of the Limited Liability Company shall consist of one (1) manager initially. The number of members of the board of managers may be either increased or diminished from time to time as provided in the Operating Agreement of the Limited Liability Company but shall never be less than one (1). Each manager shall serve until the first annual meeting of the members of the Limited Liability Company or until their

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successors are elected and qualify. The name and address of the initial manager of the Limited Liability Company is:

David Osterland  
16047 Collins Avenue, Unit 903 South  
Sunny Isles Beach, FL 33160

#### ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS

The members of the Limited Liability Company shall be permitted to admit additional members upon approval of members owning one hundred (100%) percent of the outstanding Member Units of the Limited Liability Company. In such event, the terms and conditions for the admission of additional members, together with the capital contributions required of new members, shall be determined at that time by a vote of the members owning one hundred (100%) percent of the outstanding Member Units of the Limited Liability Company. A member's interest in the Limited Liability Company may not be sold or otherwise transferred except upon the approval of members owning one hundred (100%) percent of the issued and outstanding Member Units of the Limited Liability Company.

#### ARTICLE VII - MEMBERS RIGHT TO CONTINUE BUSINESS

The remaining members of the Limited Liability Company shall have the right to continue the business of the Limited Liability Company, upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member of the Limited Liability Company, upon the approval of one (1) member.

#### ARTICLE VIII - WITHDRAWAL; RETURN OF CAPITAL

The Members of the Limited Liability Company shall have the right to withdraw as a member with (i) six (6) months prior notice, and (ii) with the consent of Members owning one hundred (100%) percent of the Member Units of the Limited Liability Company. Likewise, there shall be no return of all or a portion of the contributed capital without the consent of Members owning one hundred (100%) percent of the Member Units of the Limited Liability Company.

#### ARTICLE IX - OFFICERS

The managers shall hold those offices and have those responsibilities accorded to them by the members of the Limited Liability Company, as set forth in the Operating Agreement of the Limited Liability Company.

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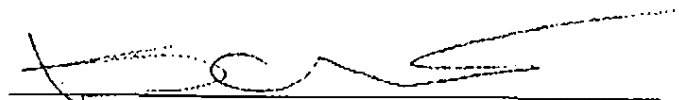
#### ARTICLE X - AMENDMENT OF ARTICLES OF ORGANIZATION

Members owning one hundred (100%) percent of the Member Units of the Limited Liability Company may consent to an amendment to the Articles of Organization.

#### ARTICLE XI - INDEMNIFICATION

The Limited Liability Company shall indemnify any member, manager or officer of the Limited Liability Company, or any former member, manager or officer of the Limited Liability Company, to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned, being a member of the Limited Liability Company, has executed these Articles of Organization this 3 day of January, 2023.



David Osterland, Authorized representative of the members of the Limited Liability Company

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is **DOM REAL ESTATE HOLDINGS, LLC.**
2. The name and the Florida street address of the registered agent are:

Mitchell F. Green  
4000 Hollywood Boulevard  
Suite 485-South  
Hollywood, FL 33021

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.

*Mitchell F. Green*

MITCHELL F. GREEN, Registered Agent

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