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Florida Department of State
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To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)214-8442

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FLORIDA LIMITED LIABILITY CO.

2520 13 Ave S LLC

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:

2520 13 Ave S LLC

Article II. Address

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

2520 13 Ave S LLC

4604 49th Street N, Suite 1641

St Petersburg, FL 33709

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

2520 13 Ave S LLC

4604 49th Street N, Suite 1641

St Petersburg, FL 33709

Article III. Registered Agent

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

Jorge Luis López-García, P.A.

1450 Madruga Avenue, Suite 408

Coral Gables, FL 33146

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.

Jorge Luis Lopez-Garcia P.A.

1450 Madruga Avenue, Suite 408

Coral Gables, FL 33146

305-662-2525

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

Vince Pino
4604 49th Street N, Suite 1641
St Petersburg, FL 33709

Article VII. Company Existence

The Company's existence shall begin effective as of February 3, 2023.

The undersigned authorized representative of a member executed these Articles of Organization on 2/3/2023.



JORGE LUIS LOPEZ-GARCIA P.A.

By: Erin Saville, Attorney-in-Fact

Jorge Luis Lopez-Garcia P.A.
1450 Madruga Avenue, Suite 408
Coral Gables, FL 33146
305-662-2525

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STATEMENT OF REGISTERED AGENT

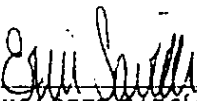
LIMITED LIABILITY COMPANY:

2520 13 Ave S LLC

REGISTERED AGENT/OFFICE:

Jorge Luis López-García, P.A.
1450 Madruga Avenue, Suite 408
Coral Gables, FL 33146

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.



JORGE LUIS LOPEZ-GARCÍA, P.A.
By: Erin Saville, Attorney-in-Fact
Date: February 3, 2023

Jorge Luis Lopez-Garcia P.A.
1450 Madruga Avenue, Suite 408
Coral Gables, FL 33146
305-662-2525

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