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Florida Department of State
Division of Corporations
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From:

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Account Number : 110432003053
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FLORIDA LIMITED LIABILITY CO. OPTowers 1209 LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
OPTowers 1209 LLC

Article II. Address

The street address of the Company's initial principal office is:
OPTowers 1209 LLC
17111 Biscayne Blvd STE 2105
North Miami Beach FL 33160

The mailing address of the Company's initial principal office is:
OPTowers 1209 LLC
17111 Biscayne Blvd STE 2105
North Miami Beach FL 33160

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Saidin Hernandez
2600 S Douglas Road Ste PH8
Coral Gables FL 33134

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
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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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:

White Velvet LLC
17111 Biscayne Blvd STE 2105
North Miami Beach FL 33160

Article VII. Company Existence

The Company's existence shall begin effective as of March 15, 2023.

The undersigned authorized representative of a member executed these Articles of Organization on 3/15/2023.



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

Timothy Pratts Account Manager
Joseph Panholzer, Attorney-in-Fact
Computershare Governance Services Inc.
d/b/a Corporate Creations
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

OPTowers 1209 LLC

REGISTERED AGENT/OFFICE:

Saidin Hernandez

2600 S Douglas Road Ste PH8

Coral Gables FL 33134

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.



SAIDIN HERNANDEZ

Joseph Panholzer, Attorney-in-Fact

Date: March 15, 2023.

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

FILED
MAR 15 2023
CLERK OF CIRCUIT COURT
IN AND FOR THE COUNTY OF PALM BEACH
FLORIDA

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