

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L23000124885  
FILED 8:00 AM  
March 10, 2023  
Sec. Of State  
klovelace

**Article I**

The name of the Limited Liability Company is:  
150 FAIRFAX AVENUE NC, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
1504 SOUTH GREENWAY DRIVE  
CORAL GABLES, FL. 33134

The mailing address of the Limited Liability Company is:  
1504 SOUTH GREENWAY DRIVE  
CORAL GABLES, FL. 33134

**Article III**

Other provisions, if any:

THE COMPANY SHALL BE FORMED FOR ANY LAWFUL PURPOSES AND SHALL HAVE UNLIMITED POWER TO ENGAGE IN AND TO DO ANY LAWFUL ACT CONCERNING ANY AND ALL LAWFUL BUSINESSES FOR WHICH COMPANIES MAY BE ORGANIZED UNDER THE FLORIDA LIMITED ACT

**Article IV**

The name and Florida street address of the registered agent is:  
PASTROFF, BARJA, KELLY & CO  
7400 SW 50TH TERRACE  
SUITE 304  
MIAMI, FL. 33155

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.

Registered Agent Signature: JOSE M. BARJA

## Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR  
LUCAS GIROTTI  
1504 SOUTH GREENWAY DRIVE  
CORAL GABLES, FL. 33134

Title: MGR  
SILVIA L SANTILLI  
1504 SOTUH GREENWAY DRIVE  
CORAL GABLES, FL. 33134

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Signature of member or an authorized representative

Electronic Signature: LUCAS GIROTTI

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.