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Division of Corporations

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Florida Department of State

Division of Corporations

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FLORIDA LIMITED LIABILITY CO.**Leal Property 3 LLC**

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:

Leal Property 3 LLC

Article II. Address

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

Leal Property 3 LLC

1100 Saint Charles Pl., #606

Pembroke Pines, FL 33026

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

Leal Property 3 LLC

2025 SW 145th Avenue

Miami, FL 33175

Article III. Registered Agent

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

Alfredo Garcia-Menocal, P.A.

350 Sevilla Ave., Suite 200

Coral Gables, FL 33134

305-553-3464

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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.

Alfredo Garcia-Menocal, P.A.

350 Sevilla Ave., Suite 200

Coral Gables, FL 33134

305-553-3464

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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:

Aleksejs Leal
1100 Saint Charles Pl., #606
Pembroke Pines, FL 33026

Article VII. Company Existence

The Company's existence shall begin effective as of July 14, 2023.

The undersigned authorized representative of a member executed these Articles of Organization on 7/14/2023.

Erin Saville
ALFREDO GARCIA-MENOCAL, P.A.
By: Erin Saville, Attorney-in-Fact

Alfredo Garcia-Menocal, P.A.
350 Sevilla Ave., Suite 200
Coral Gables, FL 33134
305-553-3464

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Leal Property 3 LLC

REGISTERED AGENT/OFFICE:

Alfredo Garcia-Menocal, P.A.
350 Sevilla Ave., Suite 200
Coral Gables, FL 33134
305-553-3464

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.

_____

ALFREDO GARCIA-MENOCAL, P.A.
By: Erin Saville, Attorney-in-Fact

Date: July 14, 2023

Alfredo Garcia-Menocal, P.A.
350 Sevilla Ave., Suite 200
Coral Gables, FL 33134
305-553-3464

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