

**L23000349824**

Florida Department of State  
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SPECIAL SERVICES

**FLORIDA LIMITED LIABILITY CO.**

**Dolphin House 480 LLC**

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**ARTICLES OF ORGANIZATION  
OF  
DOLPHIN HOUSE 480 LLC**

The undersigned, being an authorized representative of the Member(s), desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, do hereby adopt the following Articles of Organization:

**ARTICLE I  
NAME**

The name of the limited liability company is **DOLPHIN HOUSE 480 LLC** ("Company").

**ARTICLE II  
ADDRESSES**

The principal place of business and mailing address of the Company is:

14736 SW 51 Terrace  
Miami, Florida 33185

**ARTICLE III  
REGISTERED AGENT AND OFFICE**

The Company designates 1815 SW 85<sup>th</sup> Court, Miami, Florida 33155 as the street address of the initial registered office of the Company and names The Legal Team, PLLC as its initial registered agent at that address to accept service of process within this state.

**ARTICLE IV  
DURATION AND CONTINUATION**

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, if any, or (ii) by the written agreement of a majority of ownership interest.

**ARTICLE V  
AUTHORIZED UNITS**

The Company is authorized to issue One Thousand Five Hundred (1,500) units.

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## **ARTICLE VI** **MANAGEMENT**

The business of the Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable. The Manager(s) shall serve in such capacity until his, her, or their successor(s) is/are duly elected and qualified.

## **ARTICLE VII** **MANAGERS**

The name and address of the initial Managers of the Company are:

Maria E. Fulgueira-Gonzalez  
14736 SW 51 Terrace  
Miami, Florida 33185

Oscar J. Gonzalez  
14736 SW 51 Terrace  
Miami, Florida 33185

## **ARTICLE IX** **PURPOSE**

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

## **ARTICLE X** **ADDITIONAL MEMBERS**

Additional Members may be admitted upon the written consent of the majority ownership interest, and upon the written application of such new Member, or otherwise in the manner set forth in the Operating Agreement of the Company, if applicable.

## **ARTICLE XI** **OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal an Operating Agreement of the Company shall be vested in the Managers of the Company in the manner set forth in the Operating Agreement of the Company, if any.

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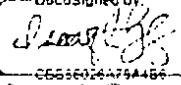
DocuSign Envelope ID: AE59B544-795C-447C-A52A-C3D1CC32D33F

**ARTICLE XII**  
**EFFECTIVE DATE**

The Effective Date of the Company shall be the date these Articles are filed with the Florida Department of State, Division of Corporations.

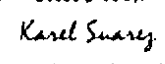
**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal this 19th day of July 2023.

ON BEHALF OF THE MEMBER(S):

DocuSigned by:  
  
C653E026A75A4B6  
Oscar J. Gonzalez

**ACCEPTANCE OF REGISTERED AGENT**

The undersigned agrees to act as registered agent for DOLPHIN HOUSE 480 LE to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position this 19<sup>th</sup> day of July 2023.

DocuSigned by:  
  
62278D30C7411A2  
Karel Suarez, Esq.  
Registered Agent

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