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**FLORIDA LIMITED LIABILITY CO.
445 TIVOLI LLC**

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**ARTICLES OF ORGANIZATION
OF
445 TIVOLI LLC**

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

ARTICLE I. NAME

The name of the limited liability company is 445 Tivoli LLC (the "Company").

ARTICLE II. ADDRESS

The principal and mailing address office of the Company is 455 Tivoli Avenue, Coral Gables, FL 33143.

ARTICLE III. REGISTERED AGENT AND OFFICE

The Company designates 1201 Hays Street, Tallahassee, FL 32301 as the street address of the initial registered office of the Company and names Corporation Service Company as the Company's 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 in accordance with the Company's Operating Agreement or pursuant to the Act, as amended from time to time.

ARTICLE V. MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The names and addresses of the initial persons authorized to manage and control the Company are:

| <u>Title:</u> | <u>Name and Address:</u> |
|----------------------|--|
| Manager | Alejandro Vadia 455 Tivoli Avenue Coral Gables, FL 33143 |

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ARTICLE VI. 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.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 22nd of September, 2023.

/s/ Alejandro Vadia

Alejandro Vadia,
Duly Authorized Representative of the
Member

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for 445 Tivoli LLC 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 on this 22nd day of September, 2023.

Corporation Service Company

/s/ Doreen S. Haeselin

By: _____
Name: Doreen S. Haeselin
Title: Assistant Vice President

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