

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

**L23000531938
FILED 8:00 AM
November 29, 2023
Sec. Of State
klovelace**

Article I

The name of the Limited Liability Company is:
XCEL PROPERTY INVESTMENTS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
936 SW 1ST AVENUE
MIAMI, FL. 33130

The mailing address of the Limited Liability Company is:
936 SW 1ST AVENUE
MIAMI, FL. 33130

Article III

Other provisions, if any:
ANY AND ALL LAWFUL BUSINESS

Article IV

The name and Florida street address of the registered agent is:
LAW OFFICE OF DONNA HEARNE-GOUSSE PA
9200 BELVEDERE ROAD SUITE 113
SUITE 113
ROYAL PALM BEACH, FL. 33411

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: DONNA HEARNE-GOUSSE

Article V

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

Title: MGR
XCEL PROPERTY HOLDINGS LLC, A DELAWARE LLC
936 SW 1ST AVENUE
MIAMI, FL. 33130

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Article VI

The effective date for this Limited Liability Company shall be:

11/28/2023

Signature of member or an authorized representative

Electronic Signature: DONNA GOUSSE

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.