

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

**L24000164089  
FILED 8:00 AM  
April 05, 2024  
Sec. Of State  
tscott**

**Article I**

The name of the Limited Liability Company is:

40 SOUTH POINTE 107 LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

40 SOUTH POINTE  
107  
MIAMI BEACH, FL. 33139

The mailing address of the Limited Liability Company is:

6463 SW 162ND AVE  
MIAMI, FL. 33193

**Article III**

The name and Florida street address of the registered agent is:

SALEM MOUNAYYER  
6463 SW 162ND AVE  
MIAMI, FL. 33193

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: SALEM MOUNAYYER

### **Article IV**

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

Title: AMBR  
SUNNY SOUTH POINTE LLC  
1340 NORMANDY DRIVE  
MIAMI BEACH, FL. 33141

Title: AMBR  
GINGER BROTHERS OD LLC  
6463 SW 162ND AVE  
MIAMI, FL. 33193

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### **Article V**

The effective date for this Limited Liability Company shall be:

04/05/2024

Signature of member or an authorized representative

Electronic Signature: SALEM MOUNAYYER

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.