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Division of Corporations

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Email Address: atejidor@therrelbaisden.com

**FLORIDA LIMITED LIABILITY CO.  
16944 SOUTH, LLC**

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**ARTICLES OF ORGANIZATION  
FOR  
16944 SOUTH, LLC**

**ARTICLE I**

**Name**

The name of the Limited Liability Company is 16944 SOUTH, LLC

**ARTICLE II**

**Address**

The mailing address and street address of the principal office of the Limited Liability Company is: 105 NW 121<sup>st</sup> Court, Miami, Florida 33182.

**ARTICLE III**

**Duration**

This limited liability company shall have a perpetual existence.

**ARTICLE IV**

**Registered Agent**

The street address of the initial registered office of the Limited Liability Company shall be Therrel Baisden, LLP, 1 SE 3<sup>rd</sup> Avenue, Suite 2950, Miami, Florida 33131, and the name of the initial registered agent of the Limited Liability Company at that address is Andres E. Tejidor, Esq.

**ARTICLE V**

**Manager-Managed Company**

The Limited Liability Company is to be managed by one or more managers and is therefore a manager-managed company.

**ARTICLE VI**

**Managers**

The name and address of the Managers are as follows:

Carlos G. Carus, Jr.  
105 NW 121st Court  
Miami, Florida 33182

Yisell Carus  
105 NW 121st Court  
Miami, Florida 33182

The undersigned Authorized Representative of the members of 16944 SOUTH, LLC hereby executes these Articles of Organization on this 11<sup>th</sup> day of April, 2024.

  
Andres E. Tejidor, Authorized Representative

2024 APR 11 11:11:07

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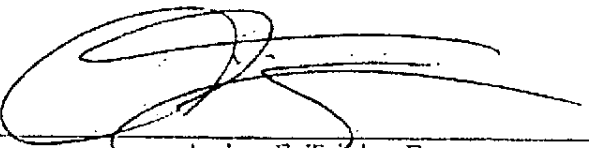
**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605 FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATED A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is **16944 SOUTH, LLC.**
2. The name and the Florida street address of the registered agent and office are:

Andres E. Tejdor, Esquire  
Therrel Baisden, J.J.P.  
1 SE 3<sup>rd</sup> Avenue, Suite 2950  
Miami, Florida 33131

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 as provided for in Chapter 605, F.S.

  
\_\_\_\_\_  
Andres E. Tejdor, Esq.

2024 Apr 11 11:07