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Account Name : FL CORPORATE & TAX SERVICES, LLC  
Account Number : I20210000164  
Phone : (786)901-8500  
Fax Number : (786)465-5700

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: camaya@acf-law.com

**FLORIDA LIMITED LIABILITY CO.**  
**Pierce Street Water and Sewer, LLC**

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ARTICLES OF ORGANIZATION  
OF  
PIERCE STREET WATER AND SEWER, LLC

ARTICLE I – NAME

The name of the Limited Liability Company is Pierce Street Water and Sewer, LLC (the "Company").

ARTICLE II – ADDRESS

The mailing address and street address of the principal office of the Company is 2980 NE 207 Street, Suite 603, Aventura, Florida 33180.

ARTICLE III - MANAGEMENT

The Company shall be managed by a manager and is therefore manager-managed. The name and address of the initial manager is ABH Developer Group LLC, a Florida limited liability company, 2199 Ponce de Leon Blvd, Suite 301, Coral Gables, Florida 33134.

ARTICLE IV – REGISTERED AGENT AND OFFICE

The street address of the Company's initial registered office is 125 San Lorenzo, Suite 850, Coral Gables, Florida 33146, and the name of its initial registered agent at such office is FL Corporate & Tax Services, LLC.

In accordance with section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

The undersigned has executed these Articles of Organization this 13<sup>th</sup> day of June, 2024.

\_\_\_\_\_  
Leonardo J. Caraballo, Authorized Representative

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
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ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named as registered agent and to accept service of process for the Company at the place designated in this Articles of Organization, hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, Florida Statutes.

Dated this 13<sup>th</sup> day of June, 2024

FL Corporate & Tax Services, LLC

By:   
Leonardo J. Caraballo, Vice President

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