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FLORIDA LIMITED LIABILITY CO.

701 JUNIPER LLC

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**ARTICLES OF ORGANIZATION
OF
701 JUNIPER LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company is 701 Juniper LLC (the "Company").

ARTICLE II - ADDRESS

The Company's mailing address and the street address of the principal office is 5970 SW 98 Terrace, Pinecrest, FL 33156.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

The name and street address of the registered agent and the registered office of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
Eric Roth	150 West Flagler St. Suite 2200 Miami, FL 33130

ARTICLE V - MANAGEMENT

The Company shall be manager-managed. The name and address of the initial manager is Eric Roth, 5970 SW 98 Terrace, Pinecrest, FL 33156.

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ARTICLE VI - MEMBERS

The initial member of the Company shall be Eric Roth, 5970 SW 98 Terrace, Pinecrest, FL 33156.

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 2nd day of July 2024.



Eric Roth, Manager and Member

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for 701 Juniper LLC at the place designated in this certificate, the undersigned 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 his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, Florida Statutes.

REGISTERED AGENT:



Eric Roth

Dated: July 2, 2024

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