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**FLORIDA LIMITED LIABILITY CO.  
RIOMAR REALTY HOLDINGS LLC**

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H24000248696 3

**ARTICLES OF ORGANIZATION  
OF  
RIOMAR REALTY HOLDINGS LLC**

The undersigned, being a duly authorized representative of a member, desiring to form a limited liability company pursuant to the Florida Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I**

**NAME**

The name of the limited liability company is **RIOMAR REALTY HOLDINGS LLC** (the "Company").

**ARTICLE II**

**PRINCIPAL BUSINESS AND MAILING ADDRESS**

The principal business and mailing address of the Company are:

201 S. Biscayne Boulevard  
Suite 800  
Miami, Florida 33131

**ARTICLE III**

**REGISTERED AGENT AND OFFICE**

The Company designates as its initial registered agent and its initial registered office at which to accept service of process within this state:

Law Center of the Americas, LLC  
201 South Biscayne Boulevard, Suite 800  
Miami, Florida 33131

**ARTICLE IV**

**DURATION AND TERMINATION**

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with Florida law and also in accordance with the Operating Agreement of the Company, if applicable.

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ARTICLE V

MANAGEMENT

The Company shall be managed by at least one (1) Manager. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable. The Manager(s) shall serve in such capacity until their successor(s) are duly elected and qualified. All Managers, other than the initial Manager, shall be appointed or elected solely as provided in the Operating Agreement of the Company, if applicable, and otherwise by the Members.

ARTICLE VI

INITIAL MANAGER

The name and address of the initial Manager of the Company is:

Cecilia Rios  
c/o 201 S. Biscayne Boulevard  
Suite 800  
Miami, Florida 33131

ARTICLE VII

PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE VIII

ADDITIONAL MEMBERS

Additional Members may be admitted upon (1) the written consent of the then existing Members or (2) in the manner set forth in the Operating Agreement of the Company, if applicable.

ARTICLE IX

OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Member(s) of the Company in the manner set forth in the Operating Agreement of the Company, if applicable.

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ARTICLE X

AMENDMENT

The power to alter, amend, or repeal the Articles of Organization of the Company shall be only upon the unanimous written consent of all the existing Member(s) of the Company or in accordance with the procedures set forth in the Operating Agreement of the Company, if applicable.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 23<sup>rd</sup> day of July, 2024.



Name: Steven H. Hagen

Title: Duly Authorized Representative of a  
Member

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## ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for **RIOMAR REALTY HOLDINGS LLC** to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 23<sup>rd</sup> day of July, 2024.

LAW CENTER OF THE AMERICAS, LLC

By: 

Name: Steven H. Hagen

Title: Vice President

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