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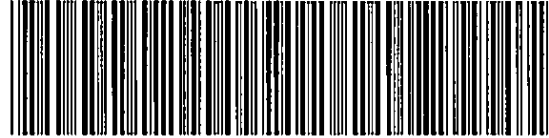
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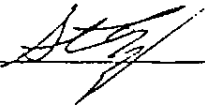
CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
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12780 N. Bayshore Drive, LLC

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Thank you Seth Neeley



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**ARTICLES OF ORGANIZATION
OF
12780 N. BAYSHORE DRIVE, LLC**

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

ARTICLE I. NAME

The name of the limited liability company is **12780 N. BAYSHORE DRIVE, LLC** (the "Company").

ARTICLE II. ADDRESS

The principal and mailing address of the Company is 345 Gulf Road, Key Biscayne, FL 33149.

ARTICLE III. REGISTERED AGENT AND OFFICE

The Company designates 1000 Brickell Avenue, Suite 300, Miami, FL 33131 as the principal address of the initial registered office of the Company and names AGI Registered Agents, LLC as the Company's initial registered agent at that address to accept service of process with this date.

ARTICLE IV. DURATION AND CONTINUATION

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 the Company's Operating Agreement or pursuant to the Act, as amended from time to time.

ARTICLE V. MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The names and addresses of the initial persons authorized to manage and control the Company are:

Title:

Name and Address:

Manager

Cesar A. Lozada
345 Gulf Drive
Key Biscayne, FL 33149

Manager

Adriana Lozada
345 Gulf Drive

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ARTICLE VI. 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 including activities within the United States and abroad.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 29th day of August 2024.

/s/ Robert R. Adams

Robert R. Adams.
Duly Authorized Representative of the
Member

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for **12780 N. BAYSHORE DRIVE, 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 29th day of August 2024.

AGI Registered Agents, Inc.

/s/ Robert Adams

Robert Adams, Authorized Person

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