

Florida Department of State

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FLORIDA LIMITED LIABILITY CO.
BY THREE DEVELOPERS LLC

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**ARTICLES OF ORGANIZATION
OF
BY THREE DEVELOPERS LLC**

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

**ARTICLE I
NAME**

The name of the limited liability company is BY THREE DEVELOPERS LLC (the "Company").

**ARTICLE II
ADDRESSES**

The principal place of business and mailing address of the Company is:

8879 SW 131 Street
Miami, Florida 33176

**ARTICLE III
REGISTERED AGENT AND OFFICE**

The Company designates The Legal Team PLLC as its initial registered agent to accept service of process within the State of Florida, with its principal address at 4000 Ponce de Leon, Suite 470, Coral Gables, Florida 33146.

**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, if any, or (ii) by the written agreement of a majority of ownership interest.

**ARTICLE VI
MANAGEMENT**

The business of the Company shall be conducted, carried on, and managed by **three (3) Managers** and is, therefore, a manager-managed Company. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable.

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The Manager(s) shall serve in such capacity until his, her, or their successor(s) is/are duly elected and qualified.

ARTICLE VII **MANAGERS**

The name and address of the initial Managers of the Company are:

JD's Miami Developer & Owner's Rep LLC
8879 SW 131 Street
Miami, Florida 33176

KC Investment Group, LLC
1815 SW 85th Court
Miami, Florida 33155

ZS Empire LLC
1830 NW 7 Street
Suite 202
Miami, Florida 33125

ARTICLE IX **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.

ARTICLE X **ADDITIONAL MEMBERS**

Additional Members may be admitted upon the written consent of the majority ownership interest, and upon the written application of such new Member, or otherwise in the manner set forth in the Operating Agreement of the Company, if applicable.

ARTICLE XI **OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal an Operating Agreement of the Company shall be vested in the Managers of the Company in the manner set forth in the Operating Agreement of the Company, if any.

ARTICLE XII

EFFECTIVE DATE

The Effective Date of the Company shall be the date these Articles are filed with the Florida Department of State, Division of Corporations.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 25th day of September 2024.

ON BEHALF OF THE MEMBER(S):

DocuSigned by:
Karel Suarez
8217813CE7814A2
Karel Suarez

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for BY THREE DEVELOPERS 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 this 25th day of September 2024.

DocuSigned by:
Karel Suarez
8217813CE7814A2
Karel Suarez, Esq., on behalf of The Legal Team,
PLLC, Registered Agent

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