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FLORIDA LIMITED LIABILITY CO.

177 NE 44 Holding, LLC

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**ARTICLES OF ORGANIZATION
OF
177 NE 44 HOLDING, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

In forming a Florida Limited Liability Company (the "Company") under the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes, the undersigned adopts the following Articles of Organization:

**ARTICLE I
NAME**

The name of the Company is 177 NE 44 HOLDING, LLC.

**ARTICLE II
ADDRESS**

The principal and mailing address of the Company is 177 NE 44th, St Miami FL 33137.

**ARTICLE III
REGISTERED AGENT AND REGISTERED ADDRESS**

The Registered Agent of the Company is PBYA Corporate Services, LLC, the address of which is: 200 South Andrews Avenue, Suite 600, Fort Lauderdale, FL 33301.

**ARTICLE IV
MANAGEMENT**

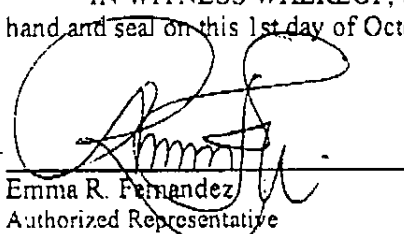
The Company shall be **MANAGER-MANAGED**. The initial managers who shall serve until the first annual meeting of the member(s) or until a successor(s) are elected and qualified are as follows:

Manager: Carola Hinojosa
177 NE 44th St
Miami FL 33137

**ARTICLE V
PURPOSE**

The purpose for which this Company is organized is any and all lawful business.

IN WITNESS WHEREOF, the undersigned authorized representative has hereunto set his hand and seal on this 1st day of October, 2024.


Emma R. Fernandez
Authorized Representative

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**CERTIFICATE OF DESIGNATION
OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 605.0113, Florida Statutes, the undersigned limited liability company submits the following statement in designating the registered office/registered agent, in the State of Florida.

The name of the Company is **177 NE 44 HOLDING, LLC**.


The Registered Agent of the Company is **PBYA Corporate Services, LLC**, the address of which is: 200 South Andrews Avenue, Suite 600, Fort Lauderdale, FL 33301.

Having been named as registered agent and to accept service of process for the foregoing limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated as of the 1st day of October, 2024.

SIGNED:

PBYA Corporate Services, LLC

By: 
Mark Albright, Esq., Manager

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