

Florida Department of State

Division of Corporations

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To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : COMPUTERSHARE
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)214-8442

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

FLORIDA LIMITED LIABILITY CO.

Gondoliere Ave LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Gondoliere Ave LLC

Article II. Address

The street address of the Company's initial principal office is:

Gondoliere Ave LLC
501 Gondoliere Ave.
Coral Gables FL 33143

The mailing address of the Company's initial principal office is:

Gondoliere Ave LLC
501 Gondoliere Ave.
Coral Gables FL 33143

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Jorge Luis Lopez-Garcia P.A.
1450 Madruga Ave., Ste. 408
Coral Gables FL 33146

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Computershare Governance Services Inc.
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

The Co.

Rafael Ramirez

501 E. Gondoliere Ave.

Coral Gables FL 33143

Article VII. Company Existence

The Company's existence shall begin effective as of November 5, 2024.

The undersigned authorized representative of a member executed these Articles of Organization on 11/5/2024.



COMPUTERSHARE GOVERNANCE SERVICES INC.

Ashley Perkins, Special Secretary

Computershare Governance Services Inc.

801 US Highway 1

North Palm Beach FL 33408

(561) 694-8107

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Gondoliere Ave LLC

REGISTERED AGENT/OFFICE:

Jorge Luis Lopez-Garcia P.A.

1450 Madruga Ave., Ste. 408

Coral Gables FL 33146

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

File

Ashley Perkins

JORGE LUIS LOPEZ-GARCIA P.A.

H24001

Ashley Perkins, Attorney-in-Fact

Date: November 5, 2024.

Computershare Governance Services Inc.

801 US Highway 1

North Palm Beach FL 33408

(561) 694-8107

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