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**FLORIDA LIMITED LIABILITY CO.
WHOOPIE PIE PROPERTIES LLC**

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**ARTICLES OF ORGANIZATION
FOR
WHOOPIE PIE PROPERTIES, LLC**

ARTICLE I

Name

The name of the Limited Liability Company is **WHOOPIE PIE PROPERTIES, LLC**

ARTICLE II

Address

The street address of the principal office of the Limited Liability Company is: 6511 Santona St., Unit C19, Coral Gables, FL 33146.

The mailing address of the Limited Liability Company is: 6617 Santona St., Coral Gables, FL 33146.

ARTICLE III

Duration

This limited liability company shall have a perpetual existence.

ARTICLE IV

Registered Agent

The street address of the initial registered office of the Limited Liability Company shall be Therrel Baisden, LLP, 1 SE 3rd Avenue, Suite 2950, Miami, Florida 33131, and the name of the initial registered agent of the Limited Liability Company at that address is Andres E. Tejidor, Esq.

ARTICLE V

Manager-Managed Company

The Limited Liability Company is to be managed by one or more managers and is therefore a manager-managed company.

ARTICLE VI

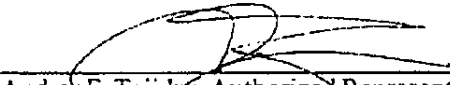
Managers

The name and address of the Managers are as follows:

Michael A. Garcia
6617 Santona St.
Coral Gables, FL 33146

Stephanie Garcia
6617 Santona St.
Coral Gables, FL 33146

The undersigned authorized representative of the members of **WHOOPIE PIE PROPERTIES, LLC** hereby executes these Articles of Organization on this 26 day of December, 2024.



Andres E. Tejidor, Authorized Representative

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

PURSUANT TO THE PROVISIONS OF SECTION 605 FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATED A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is **WHOOPIE PIE PROPERTIES, LLC.**
2. The name and the Florida street address of the registered agent and office are:

Andres E. Tejidor, Esquire
Therrel Baisden, LLP
1 SE 3rd Avenue, Suite 2950
Miami, Florida 33131

Having been named as registered agent and to accept service of process for the above stated 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 as provided for in Chapter 605, F.S.



Andres E. Tejidor, Esq.