

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000041050  
FILED 8:00 AM  
January 22, 2025  
Sec. Of State  
fjeggleston

**Article I**

The name of the Limited Liability Company is:

SGR PROPERTY #1 LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

3625 N COUNTRY CLUB DRIVE  
#501  
AVENTURA, FL. 33180

The mailing address of the Limited Liability Company is:

3625 N COUNTRY CLUB DRIVE  
#501  
AVENTURA, FL. 33180

**Article III**

Other provisions, if any:

REAL ESTATE PROPERTY

**Article IV**

The name and Florida street address of the registered agent is:

RG REALTY FUND LLC  
3625 N COUNTRY CLUB DRIVE  
501  
AVENTURA, FL. 33189

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.

Registered Agent Signature: MOISES GRABLI

## Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR  
MOISES GRABLI  
3625 N COUNTRY CLUB DRIVE  
AVENTURA, FL. 33180 US

Title: MGR  
NICOLAS SALAZAR  
15070 SW 119TH LANE  
MIAMI, FL. 33196 US

Title: MGR  
ANA SOFIA MAGALHAES BOLIVAR  
15070 SW 119TH LANE  
MIAMI, FL. 33196 US

Title: MGR  
RAVID LIRON  
3565 MAGELLAN CIR  
AVENTURA, FL. 33180 US

## Article VI

The effective date for this Limited Liability Company shall be:

01/22/2025

Signature of member or an authorized representative

Electronic Signature: MOISES GRABLI

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

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