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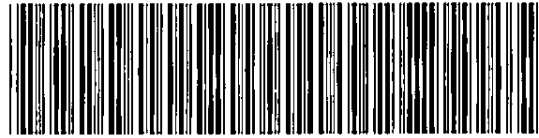
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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

BERTEROS 240, LLC

Please Debit FCA000000003 For: 125

Thank you Seth Neeley



____ Art of Inc. File _____
____ LTD Partnership File _____
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____ UCC 11 Retrieval _____
____ Courier _____

Signature

Requested by:

Name

Date

Time

Walk-In

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**ARTICLES OF ORGANIZATION
OF**

BERTEROS 240, LLC

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

ARTICLE I. NAME

The name of the limited liability company is **BERTEROS 240, LLC**
(the "Company").

ARTICLE II. ADDRESS

The principal and mailing address of the Company is 2155 Coral Way, Miami, Florida 33145.

ARTICLE III. REGISTERED AGENT AND OFFICE

The Company designates 1000 Brickell Avenue, Suite 300, Miami, FL 33131 as the street address of the initial registered office of the Company and names AGI Registered Agents, Inc. as the Company's initial registered agent at that address to accept service of process within this state.

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 or pursuant to the Act, as amended from time to time.

ARTICLE V. MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The names and addresses of the initial persons authorized to manage and control the Company are:

Title:

Name and Address:

Manager

Catalina Bertero
2155 Coral Way
Miami, Florida 33145

ARTICLE VI. 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.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 23rd day of July 2025.

/s/ Robert R. Adams

Robert R. Adams,
Duly Authorized Representative of the
Member

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for **BERTEROS 240, 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 on this 23rd day of July 2025.

AGI Registered Agents, Inc.

/s/ Robert Adams

Robert Adams, Authorized Person

2025