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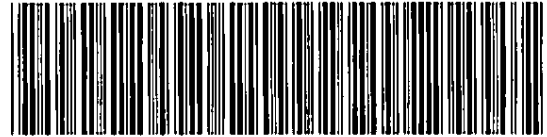
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COGENCYGLOBAL

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TALLAHASSEE, FL 32301
866.625.0838
COGENCYGLOBAL.COM

Date: **March 04, 2022**

Account#: 120000000088

Name: **David Shulman**

Reference #: **1617152**

Entity Name: **URBAN SMALL BAYS INC.**

☒ Articles of Incorporation/Authorization to Transact Business

☐ Amendment

☐ Change of Agent

☐ Reinstatement

☐ Conversion

☐ Merger

☐ Dissolution/Withdrawal

☐ Fictitious Name

☐ Other _____

ISSUES? CALL

David:

850-270-0082

Authorized Amount: **\$70.00**

Signature: *David Shulman*

ARTICLES OF INCORPORATION

OF

URBAN SMALL BAYS INC.

ED

2023 2-4 PM 12:31

STATE OF FLORIDA
TALLAHASSEE, FL

ARTICLE I

The name of this corporation is Urban Small Bays Inc. (the "Corporation").

ARTICLE II

The purpose for which the Corporation is formed is to engage in any lawful act or activity for which corporations may be organized under the Florida Business Corporation Act (the "Act").

ARTICLE III

The address of the principal office and the mailing address of the office of the Corporation is 333 SE 2nd Avenue, 44th Floor, Miami, FL 33131.

ARTICLE IV

The capital stock authorized, the par value thereof, and the characteristics of such stock if the Corporation shall be as follows:

Number of Shares

Authorized

1,000

Par Value Per Share

\$.01

Class of Stock

Common

ARTICLE V

The street address of the Corporation's initial registered office is 115 North Calhoun Street, Suite 4, Tallahassee, FL 32301, and the name of its initial registered agent at such office is Cogency Global Inc.

ARTICLE VI

The Board of Directors of the Corporation shall consist of at least one director, with the exact number to be fixed from time to time in the manner provided in the Corporation's Bylaws, who will serve as the Corporation's director until successors are duly elected and qualified.

The name and address of the initial directors of the Corporation are as follows:

<u>Name</u>	<u>Address</u>
Sergio Fernandez	333 SE 2nd Avenue, 44 th Flr. Miami, FL 33131
Joanne Upton	333 SE 2nd Avenue, 44 th Flr. Miami, FL 33131
Paul Berkowitz	333 SE 2nd Avenue, 44 th Flr. Miami, FL 33131

ARTICLE VII

That the following person be, and hereby is, elected to the offices set forth opposite his name below, shall serve until the next annual meeting of the Board of Directors:

<u>Name</u>	<u>Title</u>	<u>Address</u>
Sergio	President	333 SE 2nd Avenue, 44 th Flr. Miami, FL 33131
Paul Berkowitz	VP, Secretary and Treasurer	333 SE 2nd Avenue, 44 th Flr. Miami, FL 33131

ARTICLE VIII

A director or officer of the Corporation shall not be personally liable to the Corporation or its shareholders for monetary damages for breach of fiduciary duty as a director or officer, except for liability (i) for any breach of the director's or officer's duty of loyalty to the Corporation or its shareholders, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) under Section 607.0834 of the Act, as the same exists or hereafter may be amended, (iv) for violation of a criminal law, unless the director or officer had reasonable cause to believe his conduct was lawful or had no reasonable cause to believe his conduct was unlawful or (v) for any transaction from which the director or officer derived an improper personal benefit.


If the Act hereafter is amended to authorize the further elimination or limitation of the liability of directors and officers, then the liability of the Corporation's directors and officers shall be eliminated or limited to the fullest extent authorized by the Act, as amended.

The Corporation shall indemnify and shall advance expenses on behalf of its directors, officers, former directors and former officers to the fullest extent not prohibited by law in existence either now or hereafter.

ARTICLE IX

The name of the Incorporator is Jennifer Langan, and the address of the Incorporator is c/o Greenberg Traurig, LLP, 333 SE 2nd Avenue, 44th Flr. Miami, FL 33131.

IN WITNESS WHEREOF, the undersigned, being the Incorporator named above, for the purpose of forming a corporation pursuant to the Florida Business Corporation Act of the State of Florida has signed these Articles of Incorporation this 4th day of March, 2022.


Jennifer Langan (Mar 4, 2022 11:29 EST)

Jennifer Langan, Incorporator

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned, having been named the Registered Agent of Urban Small Bays Inc., hereby accepts such designation and is familiar with, and accepts, the obligations of such position, as provided in Florida Statutes Section 607.0505.

COGENCY GLOBAL INC.

By: /s/ Eric Hood

Name: Eric Hood

Title: Assistant Secretary

Dated: 3/4/2022

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