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FLORIDA LIMITED LIABILITY CO.

96th Investors Group, L.L.C.

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ARTICLES OF ORGANIZATION  
OF  
96<sup>th</sup> Investors Group, L. L. C.

ARTICLE I

NAME

The name of the Limited Liability Company is:

96 Investors Group, L. L. C

ARTICLE II

NATURE OF BUSINESS

To carry on a general investment and management consultant and advisory business relating to investments and the operation of business, properties, and real estate and personal property of any kind. To acquire, purchase, exchange, grant options to sell, and sell and convey real estate, lands, tenements, leases, leaseholds or other property partaking of the nature of real estate or any part or parcel thereof, to acquire interests in real property, at public or private sale. To maintain, repair, improve, invest, manage, partition, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interest therein. To manage and to provide management for and supervise all or part of any and every kind of business enterprise, and to contract or arrange with any corporation, association, partnership, or individual for the management, conduct or operation, and supervision of all kinds of businesses.

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To carry out any one or more of the purposes and objects herein enumerated as principal, factor, agent, contractor or otherwise, either alone or through or in conjunction with any person, partnership, association, or corporation. To carry on its operations and conduct business in any state or country

The foregoing clauses shall be construed as and shall be powers as well as purposes, and all matters expressed in each clause shall, unless otherwise herein expressly provided, be in no wise limited by reference to or inference from the terms of any other clause but shall be regarded as independent powers and purposes; and the enumeration of specific powers and purposes shall not be construed to limit or restrict in any manner the meaning of general terms of the general powers of this Company, nor shall the expression of one thing be deemed to exclude another not expressed, although it be of like nature. This Company shall be authorized to exercise and enjoy all other powers, rights and privileges granted by the Business Organization Act of this State to Companies organized thereunder, and amendatory of or supplemental to that statute, and the enumeration of certain powers as herein specified is not intended as exclusive of or as a waiver of any of the powers, rights or privileges granted or conferred by that statute now or hereafter in force; provided however that nothing herein contained shall be deemed to authorize or permit this Company to carry on any business, to exercise any power, or to do any act which a Company formed under that statute may not at the time lawfully carry or do.

ARTICLE III

INITIAL REGISTERED AGENT AND REGISTERED OFFICE

The Limited Liability Company's initial Registered Agent and Registered Office in the State of Florida are:

Initial Registered Agent: Rafael B. Puga

Initial Registered Office: 951 Crandon Blvd No. 490962, Key Biscayne Fl 33149

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### ACKNOWLEDGEMENT AND CONSENT OF REGISTERED AGENT

Having been named Initial Registered Agent to accept service of process for the above stated Limited Liability Company at the Initial Registered Office designated in these Articles of Organization, I hereby accept the appointment as Registered Agent and agree to act in such capacity. I further agree to comply with all statutes relating to the proper and complete performance of my duties, and accept the obligations of my position as Registered Agent.



Rafael B. Puga.

### ARTICLE IV

#### COMPANY MANAGEMENT

The Limited Liability Company is to be managed by the managers and is, therefore, a manager-managed company.

### ARTICLE V

#### CONTRIBUTION OF CAPITAL

The contribution of a member may be in cash, property, or services rendered, or a Promissory note or other obligation to contribute cash or property or to perform services. Promise to contribute by a member will be set out in writing signed by the member and the member is obligated to the limited liability company to perform any enforceable promise to contribute cash or property or to perform services, even if the member is unable to perform because of the member's death or disability or any other reason.

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**ARTICLE VI  
INITIAL ADDRESS**

The street and mailing address in this state of the principal office of the Limited Liability Company is:

951 Crandon Blvd No. 490962, Key Biscayne Fl 33149

**ARTICLE VII  
MANAGERS**

The name and address of the managers are:

Manager : Rafael B. Puga  
6320 SW 132<sup>nd</sup> Street, Miami, Fl 33156

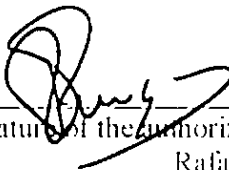
Manager : Paul Vincent Gartlan  
1117 Bellavista Ave, Coral Gables Fl 33156

**ARTICLE VIII  
AUTHORIZED SIGNATURE**

Unless an statement of authority is properly recorded with the Florida Division of Corporations limiting the authority to bind this Company, any of the following managers have full power and authority to act on behalf of the Company and to execute, negotiate, and deliver deeds, closings statements, affidavits, agreements and such other documents as may be necessary appropriate or required to consummate the purchase and sale of real estate properties:

Manager : Rafael B. Puga  
Manager : Vincent P. Gartlan

IN WITNESS WHEREOF, the undersigned, as authorized representative of Member of member has executed the foregoing Articles of organization on this 30<sup>th</sup> day of January, A.D. 2024.

  
\_\_\_\_\_  
Signature of the authorized representative of Member  
Rafael B. Puga

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