

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

L25000031793
FILED 8:00 AM
January 16, 2025
Sec. Of State
adjohnson

Article I

The name of the Limited Liability Company is:

FLAGLER TOC DEVELOPMENT PARTNERS LLC

Article II

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

C/O DESAROLLO FLORIDA, LLC
1825 PONCE DE LEON BOULEVARD, SUITE 216
CORAL GABLES, FL. 33134

The mailing address of the Limited Liability Company is:

C/O DESAROLLO FLORIDA, LLC
1825 PONCE DE LEON BOULEVARD, SUITE 216
CORAL GABLES, FL. 33134

Article III

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

BARBARA J FERRER
STEARNS WEAVER MILLER, ET AL
150 WEST FLAGLER STREET, SUITE 2200
MIAMI, FL. 33130

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: BARBARA J. FERRER

Article IV

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

Title: AMBR
OBI 74 STREET INVESTMENT, LLC
1825 PONCE DE LEON BOULEVARD, SUITE 216
CORAL GABLES, FL. 33134

Title: AMBR
GLC DEVELOPMENT VENTURES, LLC
3200 SW 80 AVENUE
MIAMI, FL. 33155

Signature of member or an authorized representative

Electronic Signature: ALEX LASTRA

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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