

Florida Department of State

Division of Corporations

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To:

Division of Corporations
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From:

Account Name : COMPUTERSHARE
Account Number : 110432003053
Phone : (561)694-8107
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FLORIDA LIMITED LIABILITY CO.

BosCon Edgewater LLC

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
BosCon Edgewater LLC

Article II. Address

The street address of the Company's initial principal office is:
BosCon Edgewater LLC
55 Merrick Way, Suite 518
Coral Gables FL 33134

The mailing address of the Company's initial principal office is:
BosCon Edgewater LLC
55 Merrick Way, Suite 518
Coral Gables FL 33134

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Constellation Real Estate, LLC
95 Merrick Way, Suite 518
Coral Gables FL 33134

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Computershare Entity Solutions Inc.
d/b/a Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

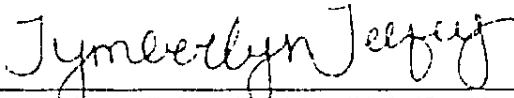
This will be a manager-managed company. The name and address of each manager is:

Eduardo Otaola
55 Merrick Way, Suite 518
Coral Gables FL 33134
Jose R. Boschetti
5701 Sunset Dr, Suite 128
South Miami FL 33143

Article VII. Company Existence

The Company's existence shall begin effective as of January 31, 2025.

The undersigned authorized representative of a member executed these Articles of Organization on 1/31/2025.



COMPUTERSHARE ENTITY SOLUTIONS INC.
D/B/A CORPORATE CREATIONS INTERNATIONAL

Tymberlyn Teefey, Special Secretary

Computershare Entity Solutions Inc.
d/b/a Corporate Creations International
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

BosCon Edgewater LLC

REGISTERED AGENT/OFFICE:

Constellation Real Estate, LLC

95 Merrick Way, Suite 518

Coral Gables FL 33134

UNITED STATES

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



CONSTELLATION REAL ESTATE, LLC

By: Tymberlyn Teefey, Attorney-in-Fact

Date: January 31, 2025.

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