

Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

L25000073144

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top left corner of all pages of the document.

((H25000063852 3)))



H250000638523ABC+

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)617-6381

From: Account Name : COMPUTERSHARE
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)214-8442

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

FLORIDA LIMITED LIABILITY CO.

Monad Retail Owner LLC

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

RECEIVED

2025 FEB 19 PM 3:33

SECRETARY OF STATE

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
2025 FEB 19 PM 3:12

Electronic Filing Menu

Corporate Filing Menu

Help

H25000063852

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Monad Retail Owner LLC

Article II. Address

The street address of the Company's initial principal office is:

Monad Retail Owner LLC
120 NE 27th Street, Suite 200
Miami FL 33137

The mailing address of the Company's initial principal office is:

Monad Retail Owner LLC
c/o JDS Development Group, 120 NE 27th Street, Suite 200
Miami FL 33137

Article III. Registered Agent

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

Corporate Creations Network Inc.
801 US Highway 1
North Palm Beach FL 33408

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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATE & BUSINESS SERVICES
2025 FEB 19 PM 9:12

H25000063852

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 member-managed company. The name and address of each member is:

Monad Terrace Mezz LLC
120 NE 27th Street, Suite 200
Miami FL 33137

Article VII. Company Existence

The Company's existence shall begin effective as of February 19, 2025.

The undersigned authorized representative of a member executed these Articles of Organization on 2/19/2025.



COMPUTERSHARE ENTITY SOLUTIONS INC.
D/B/A CORPORATE CREATIONS INTERNATIONAL
Kevin Duteau, Special Secretary

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

H25000063852

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Monad Retail Owner LLC

REGISTERED AGENT/OFFICE:

Corporate Creations Network Inc.

801 US Highway 1

North Palm Beach FL 33408

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.



CORPORATE CREATIONS NETWORK INC.

Kevin Duteau, Special Secretary

Date: February 19, 2025.

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