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

(((H250000701183)))



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To:

Division of Corporations

Fax Number : (850)617-6381

from:

Account Name : GREENSPOON MARDER, P.A.

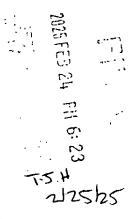
Account Number : 076064003722 Phone : (888)491-1120 Fax Number : (954)333-2132

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

Email Address: Admin@CuttinglidgeDeveloper.com

# FLORIDA LIMITED LIABILITY CO. Cutting Edge Real Estate Fund 1, LLC

| Certificate of Status | 0        |
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| Page Count            | 03       |
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# ARTICLES OF ORGANIZATION OF CUTTING EDGE REAL ESTATE FUND 1, LLC

#### ARTICLE I - Name:

The name of the Limited Liability Company is Cutting Edge Real Estate Fund 1, LLC

#### ARTICLE II - Duration:

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

#### **ARTICLE III - Address:**

The mailing address of the Limited Liability Company is 14211 SW 104<sup>th</sup> Avenue. Miami, Florida 33176 and street address of the principal office of the Limited Liability Company is 2030 South Douglas Road, Suite 211, Coral Gables, Florida 33134.

## **ARTICLE IV - Registered Agent:**

The name and address of the initial registered agent for this Limited Liability Company is Mark Kekich, 14211 SW 104th Avenue, Miami, Florida 33176.

## **ARTICLE V - Management:**

The Limited Liability Company is to be managed by a manager and the name and address of the initial manager who is to serve as manager is:

Cutting Edge Developer LLC 2030 S. Douglas Road, Suite 211 Coral Gables, Florida 33134

The manager of this Limited Liability Company: (i) may be replaced by the members, and (ii) shall be elected by the members, as provided for in the Operating Agreement of this Limited Liability Company.

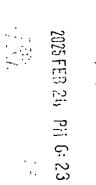
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Whereof, the undersigned has executed these Articles of Organization this  $24^{th}$  day of February, 2025.

/s/Ellen Gilmore

Ellen Gilmore,

Authorized Representative of Member



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# CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

Cutting Edge Real Estate Fund 1, LLC

2. The name and address of the registered agent and office is:

Mark Kekich 14211 SW 104<sup>th</sup> Avenue Miami, Florida 33176

| By: /s/Mark Kekich |      |
|--------------------|------|
| Mark Kekich        | <br> |

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.

| /s/Mark Kekich          | February 24, 202 |
|-------------------------|------------------|
| Mark Kekich (Signature) | (Date)           |