

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

**L25000093068  
FILED 8:00 AM  
February 24, 2025  
Sec. Of State  
kcostello**

**Article I**

The name of the Limited Liability Company is:  
840 RAYMOUND OWNER LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
840 RAYMOND STREET  
MIAMI BEACH, FL. 33141

The mailing address of the Limited Liability Company is:  
840 RAYMOND STREET  
MIAMI BEACH, FL. 33141

**Article III**

Other provisions, if any:

TO OWN, HOLD, MANAGE, OPERATE, IMPROVE, LEASE, TRANSFER,  
PLEDGE, SELL, OR OTHERWISE CONVEY REAL AND PERSONAL  
PROPERTY AND TO CARRY OUT ALL OTHER BUSINESS ACTIVITIES AS  
PERMITTED BY FLORIDA LAW

**Article IV**

The name and Florida street address of the registered agent is:  
BESHOY RIZK  
2124 NE 123RD ST  
STE 212  
NORTH MIAMI, FL. 33181

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: BESHOY RIZK

### **Article V**

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

Title: MGR  
LUIS FELIPE FERNANDEZ-SALVADOR  
856 MICHAEL STREET  
MIAMI BEACH, FL. 33141

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### **Article VI**

The effective date for this Limited Liability Company shall be:

02/23/2025

Signature of member or an authorized representative

Electronic Signature: LUIS FELIPE FERNANDEZ-SALVADOR

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.