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Division of Corporations

Florida Department of State

Division of Corporations

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

From: Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
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.

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2023 JAN 20 AM 11:37

FLORIDA LIMITED LIABILITY CO.

FRBB Properties 1, LLC

Table with 2 columns: Item and Value. Rows include Certificate of Status (1), Certified Copy (0), Page Count (04), and Estimated Charge (\$130.00).

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TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
FRBB Properties 1, LLC

Article II. Address

The street address of the Company's initial principal office is:
FRBB Properties 1, LLC
1550 Madruga Avenue, Suite 317
Coral Gables FL 33146

The mailing address of the Company's initial principal office is:
FRBB Properties 1, LLC
1550 Madruga Avenue, Suite 317
Coral Gables FL 33146

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Drage CPA, PLLC
1550 Madruga Avenue, Suite 317
Coral Gables FL 33146

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.

Jon Drage
Drage CPA, PLLC
1550 Madruga Avenue, Suite 317
Coral Gables FL 33146
305-504-8861

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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

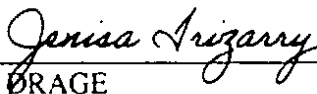
This will be a manager-managed company. The name and address of each manager is:

Flavio Vieira Lima Neto
1550 Madruga Avenue, Suite 317
Coral Gables FL 33146
Roberta Simoes Lima
1550 Madruga Avenue, Suite 317
Coral Gables FL 33146

Article VII. Company Existence

The Company's existence shall begin effective as of January 20, 2023.

The undersigned authorized representative of a member executed these Articles of Organization on 1/20/2023.



JON DRAGE

Jenisa Irizarry, Attorney-in-Fact

Jon Drage
Drage CPA, PLLC
1550 Madruga Avenue, Suite 317
Coral Gables FL 33146
305-504-8861

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

FRBB Properties 1, LLC

REGISTERED AGENT/OFFICE:

Drage CPA, PLLC

1550 Madruga Avenue, Suite 317

Coral Gables FL 33146

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.



DRAGE CPA, PLLC

by Jenisa S. Irizarry as Attorney-in-Fact

Date: January 20, 2023.

Jon Drage

Drage CPA, PLLC

1550 Madruga Avenue, Suite 317

Coral Gables FL 33146

305-504-8861