

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

L20000116399
FILED 8:00 AM
April 29, 2020
Sec. Of State
wlawrence

Article I

The name of the Limited Liability Company is:
VIRTUS REAL ESTATE LLC

Article II

The street address of the principal office of the Limited Liability Company is:
8355 W FLAGLER STREET
UNIT 220
MIAMI, . US 33144

The mailing address of the Limited Liability Company is:
8355 W FLAGLER STREET
UNIT 220
MIAMI, . US 33144

Article III

Other provisions, if any:
ANY AND ALL LAWFUL PURPOSE.

Article IV

The name and Florida street address of the registered agent is:
PEREGONZA THE ATTORNEYS, PLLC
1414 NW 107TH AVE STE 302
DORAL, FL. 33172

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: JUAN PEREZ

Article V

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

Title: MGR
JOEL STEWART
8355 W FLAGLER ST UNIT 220
MIAMI, US. 33144

L20000116399
FILED 8:00 AM
April 29, 2020
Sec. Of State
wlawrence

Signature of member or an authorized representative

Electronic Signature: JUAN PEREZ

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.