

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

L21000058371
FILED 8:00 AM
February 02, 2021
Sec. Of State
tcline

Article I

The name of the Limited Liability Company is:
3120 SW 64 AVE LLC

Article II

The street address of the principal office of the Limited Liability Company is:
2000 PONCE DE LEON BLVD
SUITE 629
CORAL GABLES, FL. 33134

The mailing address of the Limited Liability Company is:
2000 PONCE DE LEON BLVD
SUITE 629
CORAL GABLES, FL. 33134

Article III

Other provisions, if any:
ACQUISITION AND DISPOSITION OF REAL ESTATE PROPERTY

Article IV

The name and Florida street address of the registered agent is:
DAVID CESPEDES
2000 PONCE DE LEON BLVD
SUITE 629
CORAL GABLES, FL. 33134

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: DAVID CESPEDES

Article V

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

Title: MGR
WATERWAY CAPITAL LLC
6212 SOUTH WATERWAY DRIVE
MIAMI, FL. 33155

Title: MGR
CESPEDES REAL ESTATE GROUP LLC
2000 PONCE DE LEON BLVD SUITE 629
CORAL GABLES, FL. 33134

L21000058371
FILED 8:00 AM
February 02, 2021
Sec. Of State
tcline

Article VI

The effective date for this Limited Liability Company shall be:

02/01/2021

Signature of member or an authorized representative

Electronic Signature: DAVID CESPEDES

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.