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Division of Corporations

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PREPARED BY:
MANUEL A. RAMIREZ, ESQ.
1805 PONCE DE LEON BLVD
SUITE 500
CORAL GABLES, FLORIDA, 33134

ARTICLES OF ORGANIZATION
OF
1745 NW 1 PLACE, LLC, a Florida Limited Liability Company

PREAMBLE

We, the undersigned, do hereby associate ourselves under the following Articles, for the purpose of forming a limited liability company under the laws of the State of Florida.

ARTICLE I

NAME

The name and principal place of business of the limited liability company shall be:

1745 NW 1 PLACE, LLC, a Florida Limited Liability Company
703 NW 5th Avenue
Miami, FL 33136

ARTICLE II

GENERAL NATURE OF BUSINESS

The general nature of the business to be transacted by this limited liability company is:

(1) To engage in any activity or business permitted under the laws of the United States and the State of Florida, except business governed by other regulatory statutes.

ARTICLE III

LIMITED LIABILITY COMPANY POWERS

This Limited company shall have all powers now and hereafter granted Limited Liability Companies for profit under the laws of the State of Florida.

ARTICLE IV

TERM OF EXISTENCE

This limited liability company shall exist perpetually.

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ARTICLE V
MEMBERS WITH INTEREST IN LLC AND MANAGEMENT

(1) The business of this limited liability company shall be conducted by the following Sole Authorized Member:

<u>NAME</u>	<u>ADDRESS</u>
LESLIE GRATZ	703 NW 5 th Avenue Miami, FL 33136

ARTICLE VI
STREET ADDRESS AND DESIGNATION OF REGISTERED AGENT

1745 NW 1 PLACE, LLC, desiring to organize under the laws of the State of Florida, has designated its principal office and mailing address at 703 NW 5th Avenue Miami, FL 33136, and has named as its initial Registered Agent, MANUEL A. RAMIREZ, ESQ., whose address is 1805 Ponce de Leon Blvd, Suite 500, Coral Gables, Florida, 33134.

DATED this 24 day of April, 2015

By: 
MANUEL A. RAMIREZ, as Attorney
for 1745 NW 1 PLACE, LLC

ACKNOWLEDGMENT OF REGISTERED AGENT

I, MANUEL A. RAMIREZ, having been named to accept Service of Process for 1745 NW 1 PLACE, LLC, a Florida Limited Liability Company, at the place designated in article VI of the attached Articles of Organization, I hereby accept to act in this capacity, accepting the duties as Registered Agent, and agree to comply with the provisions of said act relative to keeping open said office.

DATED this 24 day of April, 2015.


MANUEL A. RAMIREZ
Registered Agent