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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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**FLORIDA LIMITED LIABILITY CO.
245 SW 120TH AVENUE, LLC**

Certificate of Status	1
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CORPORATIONS
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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
245 SW 120TH AVENUE, LLC

Article II. Address

The street address of the Company's initial principal office is:
245 SW 120TH AVENUE, LLC
2935 SW 8th Street
Miami, FL 33135

The mailing address of the Company's initial principal office is:
245 SW 120TH AVENUE, LLC
2935 SW 8th Street
Miami, FL 33135

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Kimberlyn Perez
2935 SW 8th Street
Miami, FL 33135

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.

Vivian R. Riveiro, P.A.
7950 N.W. 155 Street, Suite 104
Miami Lakes, FL 33016
305-218-7061

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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:

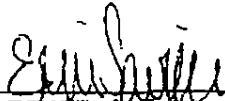
Kimberlyn Perez
2935 SW 8th Street
Miami, FL 33135

Roberto Perez
2935 SW 8th Street
Miami, FL 33135

Article VII. Company Existence

The Company's existence shall begin effective as of April 29, 2022.

The undersigned authorized representative of a member executed these Articles of Organization on 4/29/2022.



VIVIAN R. RIVEIRO, P.A.

By: Erin Saville, Attorney-in-Fact

Vivian R. Riveiro, P.A.
7950 N.W. 155 Street, Suite 104
Miami Lakes, FL 33016
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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

245 SW 120TH AVENUE, LLC

REGISTERED AGENT/OFFICE:

Kimberlyn Perez
2935 SW 8th Street
Miami, FL 33135

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.



KIMBERLYN PEREZ

By: Erin Saville, Attorney-in-Fact

Date: April 29, 2022

Vivian R. Riveiro, P.A.
7950 N.W. 155 Street, Suite 104
Miami Lakes, FL 33016
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