

**2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L21000089869

**Entity Name:** 1717 N FLAGLER DRIVE VENTURE, LLC

**Current Principal Place of Business:**

2850 TIGERTAIL AVE., STE. 800  
MIAMI, FL 33133

**Current Mailing Address:**

2850 TIGERTAIL AVE., STE. 800  
MIAMI, FL 33133 US

**FEI Number:** NOT APPLICABLE

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

CORPORATE CREATIONS NETWORK INC.  
801 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title AMBR  
Name 1717 N FLAGLER DRIVE OWNER, LLC  
Address 2850 TIGERTAIL AVE., STE. 800  
City-State-Zip: MIAMI FL 33133

Title PRESIDENT  
Name PEREZ, JON PAUL  
Address 2850 TIGERTAIL AVE., STE. 800  
City-State-Zip: MIAMI FL 33133

Title VP  
Name ALLEN, MATTHEW J.  
Address 2850 TIGERTAIL AVE., STE. 800  
City-State-Zip: MIAMI FL 33133

Title VP  
Name PEREZ, NICHOLAS  
Address 2850 TIGERTAIL AVE., STE. 800  
City-State-Zip: MIAMI FL 33133

Title VP, TREASURER, SECRETARY  
Name GERBER, BEN  
Address 2850 TIGERTAIL AVE., STE. 800  
City-State-Zip: MIAMI FL 33133

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** 1717 N FLAGLER DRIVE OWNER, LLC

MEMBER, BY JOHN  
DUEMIG, ATTORNEY IN  
FACT

04/04/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date