

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

**L14000098487
FILED 8:00 AM
June 19, 2014
Sec. Of State
syoun**

Article I

The name of the Limited Liability Company is:

IVY RETAIL 3 LLC

Article II

The street address of the principal office of the Limited Liability Company is:

90 SW 3RD ST
CU#3
MIAMI, FL. 33130

The mailing address of the Limited Liability Company is:

90 SW 3RD ST
CU#3
MIAMI, FL. 33130

Article III

The name and Florida street address of the registered agent is:

MIAMI CONDO SOLUTION GROUP INC
90 SW 3RD ST
CU#3
MIAMI, FL. 33130

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: SYLVIOMARTINI

Article IV

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

Title: MGR
SYLVIO MARTINI
90 SW 3RD ST - CU#3
MIAMI, FL. 33130

Title: MGR
FOLKO WELTZIEN
90 SW 3RD ST - CU#3
MIAMI, FL. 33130

Signature of member or an authorized representative

Electronic Signature: SYLVIO MARTINI

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.