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**FLORIDA LIMITED LIABILITY CO.
144 ST. PETE, LLC**

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ARTICLES OF ORGANIZATION OF

144 ST. PETE, LLC

The undersigned hereby executes these Articles for the purpose of forming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. The undersigned further declares that the following Articles shall be the Charter and authority for the conduct of business of such limited liability company (the "Company").

ARTICLE I

NAME

The name of the Company shall be 144 St. Pete, LLC.

ARTICLE II

PRINCIPAL PLACE OF BUSINESS

The mailing address and street address of the principal office of the Company are Dadeland Centre II, 9150 South Dadeland Boulevard, Suite 1010, Miami, Florida 33156.

ARTICLE III

**REGISTERED OFFICE AND
REGISTERED AGENT**

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

Steven Rudin
Dadeland Centre II, Suite 1010
9150 South Dadeland Boulevard
Miami, Florida 33156

By execution hereof, the registered agent accepts the appointment as registered agent and agrees to the duties and responsibilities of the registered agent.


Registered Agent's Signature

Robert A. Chaves, Esq.
Gutter Chaves Joseph Rubin Forman Fleisher Miller P.A.
2101 Corporate Blvd., Suite 107
Boca Raton, Florida 33431
(561) 898-7847
Fla. Bar No. 283525

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16 FEB 18 PM 7:05
MALLARD STREET, FLORIDA

ARTICLE IV

DURATION

The Company shall commence upon filing of these Articles and shall continue in perpetuity unless sooner terminated by operation of law or agreement among the Company's members.

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The undersigned, being an authorized representative of the Company, hereby certifies that the foregoing constitutes the Articles of Organization of 144 St. Pete, LLC.

Executed by the undersigned on February 18, 2016.



STEVEN RUDIN
Authorized Representative