

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

L16000096097  
FILED 8:00 AM  
May 17, 2016  
Sec. Of State  
sgilbert

**Article I**

The name of the Limited Liability Company is:  
SOUTH BEACH TOWNHOUSES, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
9341 COLLINS AVE  
1107  
SURFSIDE, FL. 33154

The mailing address of the Limited Liability Company is:  
9341 COLLINS AVE  
1107  
SURFSIDE, FL. 33154

**Article III**

Other provisions, if any:  
ANY AND ALL LAWFUL PURPOSE

**Article IV**

The name and Florida street address of the registered agent is:  
ANDREW FELDMAN  
1111 KANE CONCOURSE  
209  
BAY HARBOR ISLANDS, FL. 33154

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: ANDREW FELDMAN

## **Article V**

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

Title: MGR  
GREGG COVIN  
9341 COLLINS AVE #1107  
SURFSIDE, FL. 33154

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Signature of member or an authorized representative

Electronic Signature: GREGG COVIN

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.