

Division of Corporations

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Florida Department of State  
Division of Corporations  
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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)694-1639

65:44 AM 10/31/16

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: \_\_\_\_\_

**FLORIDA LIMITED LIABILITY CO.**  
**1010 Upgrades, LLC**

Certificate of Status	1
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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
1010 Upgrades, LLC

### Article II. Address

The street address of the Company's initial principal office is:  
1010 Upgrades, LLC  
848 Brickell Avenue Suite 1100  
Miami FL 33131

The mailing address of the Company's initial principal office is:  
1010 Upgrades, LLC  
848 Brickell Avenue Suite 1100  
Miami FL 33131

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Charlotte R. Sevilla  
15829 NW 82 Ct  
Miami FL 33016

### 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.

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Corporate Creations International Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410  
(561) 694-8107

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 member-managed company. The name and address of each member is:

13th Floor 1010 Brickell Manager LLC  
848 Brickell Avenue 13th Floor  
Miami FL 33131


Key International II, LLC  
848 Brickell Avenue Suite 1100  
Miami FL 33131

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Article VII. Company Existence

The Company's existence shall begin effective as of October 31, 2016.

The undersigned authorized representative of a member executed these Articles of Organization on 10/31/2016

  
CORPORATE CREATIONS INTERNATIONAL INC.  
Diana Serra Vice President  
by Colleen Ward as Attorney-in-Fact

Corporate Creations International Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410  
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## STATEMENT OF REGISTERED AGENT

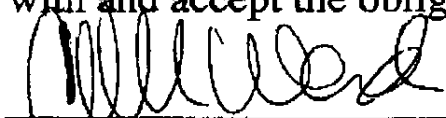
### LIMITED LIABILITY COMPANY:

1010 Upgrades, LLC

### REGISTERED AGENT/OFFICE:

Charlotte R. Sevilla  
15829 NW 82 Ct  
Miami FL 33016

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.



CHARLOTTE R. SEVILLA  
by Colleen Ward as Attorney-in-Fact

Date: October 31, 2016.

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