

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

L17000029690
FILED 8:00 AM
February 07, 2017
Sec. Of State
vherring

Article I

The name of the Limited Liability Company is:
PENTHOUSE AT RIVERSIDE WHARF LLC

Article II

The street address of the principal office of the Limited Liability Company is:
125 SW NORTH RIVER DR
MIAMI, FL. US 33130

The mailing address of the Limited Liability Company is:
123 SW NORTH RIVER DR
MIAMI, FL. US 33130

Article III

The name and Florida street address of the registered agent is:
SANCHEZ-GALARRAGA P.A.
1313 PONCE DE LEON BLVD
SUITE 301
CORAL GABLES, FL. 33134

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: DANIEL SANCHEZ-GALARRAGA

Article IV

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

Title: MGR
MV REAL ESTATE HOLDINGS LLC
123 SW NORTH RIVER DR
MIAMI, FL. 33130 US

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Article V

The effective date for this Limited Liability Company shall be:

02/06/2017

Signature of member or an authorized representative

Electronic Signature: ALEX MANTECON

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.