

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

L17000090942
FILED 8:00 AM
April 24, 2017
Sec. Of State
nculligan

Article I

The name of the Limited Liability Company is:

76 FLAGLER ST. LLC

Article II

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

1801 SW 22ND STREET
SUITE 400
MIAMI, FL. 33165

The mailing address of the Limited Liability Company is:

1801 SW 22ND STREET
SUITE 400
MIAMI, FL. 33165

Article III

Other provisions, if any:

REAL ESTATE INVESTMENT

Article IV

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

MOLINA SURELY
5862 WEST FLAGLER STREET
MIAMI, FL. 33144

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: MOLINA, SURELY

Article V

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

Title: AMBR
GINA PORTILLA
1801 SW 22ND STREET, SUITE 400
MIAMI, FL. 33165

Title: AMBR
GERARDO PORTILLA
1801 SW 22ND STREET, SUITE 400
MIAMI, FL. 33165

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Article VI

The effective date for this Limited Liability Company shall be:

04/24/2017

Signature of member or an authorized representative

Electronic Signature: MOLINA, SURELY

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.