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FLORIDA LIMITED LIABILITY CO.
705-711 LUCERNE AVE, LLC

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Page Count	02
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**ARTICLES OF ORGANIZATION OF
705-711 LUCERNE AVE, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company is 705-711 Lucerne Ave, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is c/o 150 West Flagler Street, Suite 2200, Miami, Florida 33130.

ARTICLE III - DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS

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


<u>Name</u>	<u>Address</u>
Nicholas S. Risi	150 West Flagler Street, Suite 2200 Miami, Florida 33130

ARTICLE V - MANAGEMENT

The Company shall be manager managed. The name and address of the initial manager is:

Nicholas S. Risi
150 West Flagler Street, Suite 2200
Miami, Florida 33130

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 5th day of June, 2017.



Nicholas S. Risi,
Manager

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for 705-711 Lucerne Ave, LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, Florida Statutes.

Dated: June 5, 2017

By: 

Nicholas S. Risi, Registered Agent