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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

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

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FLORIDA LIMITED LIABILITY CO.
Stepka RE VII LLC

Certificate of Status	1
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BUREAU OF CORPORATE
INFORMATION SERVICES

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Stepka RE VII LLC

Article II. Address

The street address of the Company's initial principal office is:
Stepka RE VII LLC
c/o 185 NW Spanish River Blvd. Suite 240
Boca Raton FL 33431

The mailing address of the Company's initial principal office is:
Stepka RE VII LLC
c/o 185 NW Spanish River Blvd. Suite 240
Boca Raton FL 33431

Article III. Registered Agent

The name and street address of the Company's registered agent is:

Allen H. Libow
185 NW Spanish River Blvd., Suite 240
Boca Raton FL 33431

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.

Allen Libow, P.A.
185 NW Spanish River Blvd
Suite 240
Boca Raton FL 33431
561-843-0867

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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

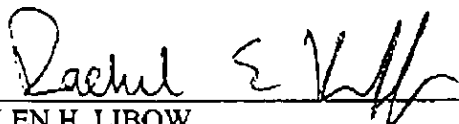
This will be a member-managed company. The name and address of each member is:

Stepka Investments LLC
c/o 185 NW Spanish River Blvd. Suite 240
Boca Raton FL 33431

Article VII. Company Existence

The Company's existence shall begin effective as of December 20, 2017.

The undersigned authorized representative of a member executed these Articles of Organization on 12/20/2017.



ALLEN H. LIBOW
by Rachel Kauffman as Attorney-in-Fact

Allen Libow, P.A.
185 NW Spanish River Blvd
Suite 240
Boca Raton FL 33431
561-843-0867

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STATEMENT OF REGISTERED AGENT

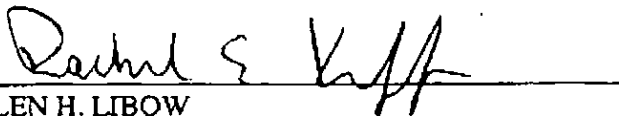
LIMITED LIABILITY COMPANY:

Stepka RE VII LLC

REGISTERED AGENT/OFFICE:

Allen H. Libow
185 NW Spanish River Blvd., Suite 240
Boca Raton FL 33431
UNITED STATES

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.



ALLEN H. LIBOW

by Rachel Kauffman as Attorney-in-Fact

Date: December 20, 2017.

Allen Libow, P.A.
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