

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

**L18000073211  
FILED 8:00 AM  
March 21, 2018  
Sec. Of State  
jafason**

**Article I**

The name of the Limited Liability Company is:  
SOUTH TOWER VENTURES LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
1805 PONCE DE LEON BLVD  
SUITE 400  
CORAL GABLES, FL. US 33134

The mailing address of the Limited Liability Company is:  
18777 SW 79TH AVE  
CUTLER BAY, FL. US 33157

**Article III**

The name and Florida street address of the registered agent is:  
JLG CORPORATE SERVICES INC.  
1805 PONCE DE LEON BLVD  
SUITE 400  
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: JORGE L. GURIAN, ESQ.

## **Article IV**

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

Title: MGR  
MAGNOLIA PROPERTY LLC  
1805 PONCE DE LEON BLVD., SUITE 400  
CORAL GABLES, FL. 33134 US

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Signature of member or an authorized representative

Electronic Signature: JORGE L. GURIAN, ESQ.

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.