

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

L18000220092
FILED 8:00 AM
September 17, 2018
Sec. Of State
mdsellers

Article I

The name of the Limited Liability Company is:

FRANZBLAU TRUST HOLDINGS - RIO VISTA PLAZA, LLC

Article II

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

C/O STIPHANY LAW
80 SW 8 STREET, SUITE 3100
MIAMI, FL. 33130

The mailing address of the Limited Liability Company is:

C/O STIPHANY LAW
80 SW 8 STREET, SUITE 3100
MIAMI, FL. 33130

Article III

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

GARY STIPHANY
C/O STIPHANY LAW
80 SW 8 STREET, SUITE 3100
MIAMI, FL. 33130

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: GARY STIPHANY

Article IV

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

Title: MGR
MARK FRANZBLAU
673 NW 110 AVE.
PLANTATION, FL. 33324

Title: MGR
BRETT HABER
1111 PARK AVE., APT. 6B
NEW YORK, NY. 10128

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Signature of member or an authorized representative

Electronic Signature: GARY STIPHANY

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.