

Division of Corporations

**L190000574463070**

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.\*\***

Email Address: \_\_\_\_\_

**FLORIDA LIMITED LIABILITY CO.  
MGV Real Estate LLC**

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Page Count	04
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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
MGV Real Estate LLC

### Article II. Address

The street address of the Company's initial principal office is:  
MGV Real Estate LLC  
201 Alhambra Circle, Ste 701  
Coral Gables FL 33134

The mailing address of the Company's initial principal office is:  
MGV Real Estate LLC  
201 Alhambra Circle, Ste 701  
Coral Gables FL 33134

FILED  
19 FEB 19 AM 2:51  
CLERK OF CIRCUIT COURT  
IN AND FOR THE COUNTY OF DADE  
FLORIDA

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Lopez Levi Lowenstein Glinsky, PLLC  
201 Alhambra Circle, Ste 701  
Coral Gables FL 33134

### 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.

Corporate Creations International Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410  
(561) 694-8107

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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 manager-managed company. The name and address of each manager is:

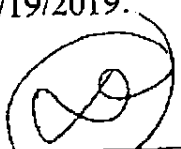
Jonathan Michael Geller  
201 Alhambra Circle, Ste 701  
Coral Gables FL 33134

FILED  
19 FEB 19 AM 9:51  
CLERK OF DISTRICT COURT  
JANUARY 2019

Article VII. Company Existence

The Company's existence shall begin effective as of February 19, 2019.

The undersigned authorized representative of a member executed these Articles of Organization on 2/19/2019.



CORPORATE CREATIONS INTERNATIONAL INC.

Michael Reinhold Vice President  
by Danielle Gossman, Attorney-in-Fact

Corporate Creations International Inc.  
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## STATEMENT OF REGISTERED AGENT

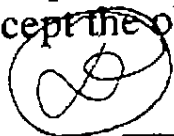
### LIMITED LIABILITY COMPANY:

MGV Real Estate LLC

### REGISTERED AGENT/OFFICE:

Lopez Levi Lowenstein Glinsky, PLLC  
201 Alhambra Circle, Ste 701  
Coral Gables FL 33134

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.



LOPEZ LEVI LOWENSTEIN GLINSKY, PLLC  
Michael Reinhold, Vice President  
by Danielle Gossman, Attorney-in-Fact  
Date: February 19, 2019.

19 FEB 19 AM 8:51  
L. E. L.  
MICHAEL REINHOLD  
V. P. PRESIDENT  
MGV REAL ESTATE LLC  
CORAL GABLES, FL 33134

Corporate Creations International Inc.  
11380 Prosperity Farms Road #221E  
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