

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

L19000062546
FILED 8:00 AM
March 05, 2019
Sec. Of State
rekemple

Article I

The name of the Limited Liability Company is:

NB REAL ESTATE FUND LLC

Article II

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

1660 NE 135 ST
NORTH MIAMI, FL. US 33181

The mailing address of the Limited Liability Company is:

855 NW 9TH CT
MIAMI, FL. US 33136

Article III

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

VAFS LLC
780 NE 69 ST
UNIT 2505
MIAMI, FL. 33138

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: ERNESTO CONRAD

Article IV

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

Title: MGR
VIVIANA M GRANDINETTI
1145 NORMANDY DRIVE APT. 302
MIAMI BEACH, FL. 33141 US

Title: MGR
ALEJANDRO NIEVAS BLANCO
1145 NORMANDY DRIVE APT. 302
MIAMI BEACH, FL. 33141 US

Title: MGR
FEDERICO C NIEVAS BLANCO
1145 NORMANDY DRIVE APT. 302
MIAMI BEACH, FL. 33141 US

Title: MGR
SANTIAGO A NIEVAS BLANCO
1145 NORMANDY DRIVE APT. 302
MIAMI BEACH, FL. 33141 US

Article V

The effective date for this Limited Liability Company shall be:

03/04/2019

Signature of member or an authorized representative

Electronic Signature: VIVIANA GRANDINETTI

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.

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