

Division of Corporations

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# Florida Department of State Division of Corporations Electronic Filing Cover Sheet

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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)214-8442

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\*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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SECRETARY OF STATE  
TALLAHASSEE, FL

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## FLORIDA LIMITED LIABILITY CO. 1700 University Office LLC

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## ARTICLES OF ORGANIZATION

SECRETARY OF STATE  
TALLAHASSEE, FL

### Article I. Name

The name of this Florida limited liability company is:  
1700 University Office LLC

### Article II. Address

The street address of the Company's initial principal office is:  
1700 University Office LLC  
175 SW 7th Street, Suite 2112  
Miami FL 33130

The mailing address of the Company's initial principal office is:  
1700 University Office LLC  
175 SW 7th Street, Suite 2112  
Miami FL 33130

### Article III. Registered Agent

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

Dade Registered Agent Inc.  
175 SW 7th Street, Suite 2112  
Miami FL 33130

### 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  
801 US Highway 1  
North Palm Beach FL 33408  
(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:

Midtown Capital Advisors LLC  
175 SW 7th Street, Suite 2112  
Miami FL 33130

Article VII. Company Existence

The Company's existence shall begin effective as of February 9, 2021.

The undersigned authorized representative of a member executed these Articles of Organization on 2/9/2021.



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CORPORATE CREATIONS INTERNATIONAL

Timothy Pratts Account Manager

By: Danielle Gossman, Attorney-in-Fact

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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## STATEMENT OF REGISTERED AGENT

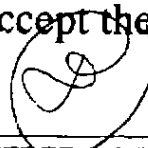
### LIMITED LIABILITY COMPANY:

1700 University Office LLC

### REGISTERED AGENT/OFFICE:

Dade Registered Agent Inc.  
175 SW 7th Street, Suite 2112  
Miami FL 33130

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.



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DADE REGISTERED AGENT INC.

By: Danielle Gossman, Attorney-in-Fact

Date: February 9, 2021.

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TALLAHASSEE, FL

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