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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

****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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FLORIDA LIMITED LIABILITY CO.

Miami Ave Investment XIII, LLC

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|-----------------------|----------|
| Certificate of Status | 1 |
| Certified Copy | 0 |
| Page Count | 04 |
| Estimated Charge | \$130.00 |

**ARTICLES OF ORGANIZATION
OF
MIAMI AVE INVESTMENT XIII, LLC**

The undersigned, being the manager, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is Miami Ave Investment XIII, LLC (the "Company").

**ARTICLE II
ADDRESS**

The principal office and mailing address of the Company is as follows: 90 S.W. 3rd Street CU 5, Miami, Florida 33130.

**ARTICLE III
REGISTERED AGENT AND OFFICE**

The Company designates 90 SW 3rd Street, CU 5, Miami, Florida 33130 as the street address of the initial registered office of the Company and names CWV Development Group, LLC, a Florida limited liability company as the Company's initial registered agent at that address to accept service of process within this state.

**ARTICLE IV
MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager. The Manager shall also have the rights and responsibilities described in the Operating Agreement of the Company. The Managers, who shall serve in such capacity until his successor is duly elected and qualified, shall be:

Humberto Octavio Rinaldi

MAR 31 PM 3:15
STATE OF FLORIDA

ARTICLE V
DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, or (ii) by the written agreement of a majority of ownership interest.

ARTICLE VI
PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

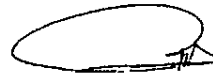
ARTICLE VII
ADDITIONAL MANAGERS

Additional Managers may be admitted upon the approval of a majority of the ownership interest of the Company, upon the written application of such new Manager, in the manner set forth in the Operating Agreement of the Company.

ARTICLE VIII
OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 30th day of March, 2021.



Humberto Octavio Rinaldi, Manager

2021 MAR 31 PM 3:15
TAMPA
HALLANDALE, FL

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for Miami Ave Investment XIII, LLC, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 30th day of March, 2021.

CWV DEVELOPMENTS GROUP LLC

By: 
Humberto Octavio Rinaldi, Manager

FILED
2021 MAR 31 PM 3:15
CLERK OF COURT
DALE M. ROSEN, FL