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NVV 304 LLC

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**ARTICLES OF ORGANIZATION
OF
NW 304 LLC**

a Florida Limited Liability Company

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat., hereby makes, acknowledges, and files the following Articles of Organization.

ARTICLE I

The name of the limited liability company (the "Company") shall be:

NW 304 LLC

ARTICLE II

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

4770 Biscayne Blvd Suite 400
Miami, FL 33137

ARTICLE III

The mailing address of the Company is:

16850 Collins Avenue Unit 112-405
Sunny Isles Beach, FL 33160

ARTICLE IV

The name and Florida address of the Company's Registered Agent is:

Mikhail Gurevich
1247 NW 9th Avenue
Miami, FL 33136

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ARTICLE V

The Company shall be managed by one or more Managers, in accordance with the Operating Agreement adopted by the members for the management of the business and affairs of the Company.

The Manager(s) of the Company shall be:

Mikhail Gurevich
1247 NW 9th Avenue
Miami, FL 33136

ARTICLE VI

The Company's existence shall be perpetual.

ARTICLE VII

The Managers and the member(s) shall not be personally liable for the debts, obligations, or liabilities of the Company.

ARTICLE VIII

The power to amend, alter or repeal these Articles of Organization shall be as set forth in the Operating Agreement of the Company.

ARTICLE IX

The Company has the authority and shall issue Certificates of Membership to each member evidencing that member's interest in the Company.

ARTICLE X

The effective date of the Company's formation shall be the date of the filing of these Articles of Organization with the Florida Secretary of State, or 5 business days prior to the date of the filing of these Articles of Organization with the Florida Secretary of State, as permitted by §605.0207, Fla. Stat.

October 19, 2021



Ana Cosculluela
Authorized Representative

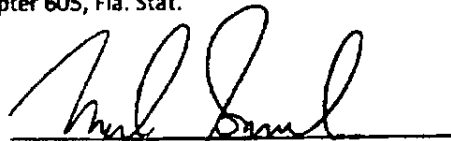
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ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent and to accept service of process for **NW 304 LLC** at the place designated in these Articles of Organization, 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, as provided for in Chapter 605, Fla. Stat.

October 19th, 2021


Mikhail Gurevich

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