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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.
1245 SW 13th Avenue, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$130.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
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**ARTICLES OF ORGANIZATION
OF
1245 SW 13TH AVENUE, LLC**
a Florida limited liability company

ARTICLE I - Name:

The name of the Limited Liability Company is:

1245 SW 13th Avenue, LLC

ARTICLE II - Address:

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

3146 CARTER STREET
MIAMI, FL 33133

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

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

PABLO EHLERS
3146 CARTER STREET
MIAMI, FL 33133

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 as provided for in Chapter 605, F.S..

/s/ Pablo Ehlers

PABLO EHLERS

ARTICLE IV - Management:

The name and address of each person authorized to manage and control the Limited Liability Company:

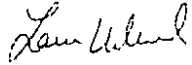
Title:
Authorized Member
& Vice President

Name and Address:
PABLO EHLERS
3146 CARTER STREET
MIAMI, FL 33133

ARTICLE V - Existence:

The Limited Liability Company's existence shall be effective February 27, 2023.

The undersigned authorized representative of a member executed these Articles of Organization on February 27, 2023.



Computershare Governance Services Inc., Organizer
d/b/a Corporate Creations
By: Lauren Underwood, Special Secretary