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115 N CALHOUN ST., STE. 4
TALLAHASSEE, FL 32301
P: 866.625.0838
F: 866.625.0839
COGENCYGLOBAL.COM

Account#: I20000000088

Date: 03/02/2023

Name: Ken Howell

Reference #: 1929530

Entity Name: LAS OLAS CAPITAL – REAL ESTATE FUND VII, LLC

☒ Articles of Incorporation/Authorization to Transact Business

☐ Amendment

☐ Change of Agent

☐ Reinstatement

☐ Conversion

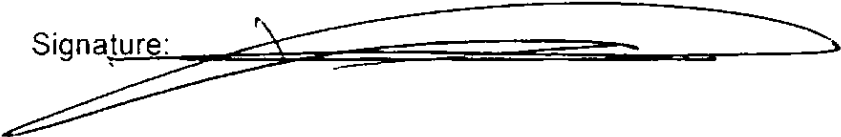
☐ Merger

☐ Dissolution/Withdrawal

☐ Fictitious Name

☐ Other _____

Authorized Amount: \$125.00

Signature: 

● CORPORATE HQ
COGENCY GLOBAL INC.
10 E 40TH ST, 10TH FL
NY, NY 10016
D: +1.212.947.7200
P: 800.221.0102
F: 800.944.6607

● EUROPEAN HQ
COGENCY GLOBAL (UK) LIMITED
REGISTERED IN ENGLAND & WALES,
REGISTRY #8010712
6 LLOYDS AVE, UNIT 4CL
LONDON EC3N 3AX
+44 (0)20.3961.3080

● ASIA PACIFIC HQ
COGENCY GLOBAL (HK) LIMITED
A HONG KONG LIMITED COMPANY
UNIT B, 1/F, LIPPO LEIGHTON TOWER
103 LEIGHTON RD, CAUSEWAY BAY
HONG KONG
P: +852.2682.9633
F: +852.2682.9790

ARTICLES OF ORGANIZATION
FOR
LAS OLAS CAPITAL – REAL ESTATE FUND VII, LLC

This Articles of Organization of **Las Olas Capital – Real Estate Fund VII, LLC** (the “**LLC**”) is being duly executed and filed by as an authorized member to form a limited liability company under the Florida Revised Limited Liability Company Act (Fla. Stat. § 605.0102, *et seq.*).

FIRST. The name of the limited liability company formed hereby is:

Las Olas Capital – Real Estate Fund VII, LLC

SECOND. The principal place of business address of the LLC in the State of Florida is:

888 East Las Olas Blvd., Suite 200
Ft. Lauderdale, FL 33301

THIRD. The mailing address of the LLC in the State of Florida is:

888 East Las Olas Blvd., Suite 200
Ft. Lauderdale, FL 33301

FOURTH. The name and address of the registered agent for service of process on the LLC in the State of Florida are:

Cogency Global Inc.
115 North Calhoun Street, Suite 4
Tallahassee, FL 32301

By: /s/ Ken Howell
Name: Ken Howell
Title: Asst. Secretary

FIFTH. The name of the Authorized Member to manage the LLC.

Name: Raymond N. Catone
Title: Authorized Member
Address: 888 East Las Olas Blvd., Suite 200, Ft. Lauderdale, FL 33301

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IN WITNESS WHEREOF, the undersigned has executed this Articles of Organization
as of the 25 day of February, 2023.

Raymond Catone

Raymond N. Catone,
Authorized Member

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