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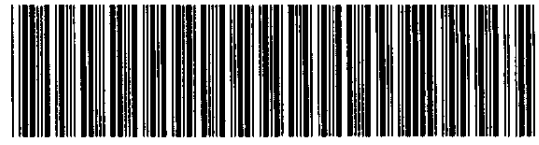
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Of Counsel
Jason Coffman

March 30, 2017

VIA FEDEX

Department of State
Division of Corporations
Corporate Filings
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

RE: Articles of Organization for 1035 BY THE RIVER, LLC
Articles of Amendment for 1310 EUCLID PROPERTY, LLC and 945
PROPERTY INVESTMENTS, LLC
Our file number: 2467

Dear Sir or Madam:

Enclosed please find the Articles of Organization for a new limited liability company to be called 1035 BY THE RIVER, LLC to be filed with the Division of Corporations. Also enclosed are 2 articles of amendment for the following companies to be filed with the Division of Corporations (the "Division"):

1. Articles of Amendment for 1310 EUCLID PROPERTY, LLC changing the name of the company to BY THE RIVER PROPERTIES, LLC, changing the name and address for the registered agent and changing the principal address for the Company.
2. Articles of Amendment for 945 PROPERTY INVESTMENTS, LLC changing the name of the company to 945-949 PROPERTY INVESTMENTS, LLC, changing the name and address for the registered agent and changing the principal address for the Company.

As per my conversation with Jenna from your office, also enclosed is check 2051 in the amount of \$175.00 for the Division's filing fees as follows:

1. \$125 for the Articles of Organization for 1035 BY THE RIVER, LLC.
2. \$25 for Articles of Amendment for 1310 EUCLID PROPERTY, LLC
3. \$25 for Articles of Amendment for 945 PROPERTY INVESTMENTS, LLC.

Please contact me at the phone number listed above if you have any questions or need additional information.

Yours truly,


Steve L. Michelson, Esq.

ARTICLES OF ORGANIZATION

1035 BY THE RIVER, LLC.,

a Florida Limited Liability Company

THE UNDERSIGNED, for the purpose of forming a limited liability company duly authorized pursuant to Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization.

ARTICLE I
NAME OF COMPANY

The Name of this Limited Liability Company shall be:

1035 BY THE RIVER, LLC.

and shall hereinafter be referred to as the "Company".

ARTICLE II
GENERAL NATURE OF BUSINESS

The general nature of the business to be transacted by this Company shall be to engage in any and all lawful business permitted under the laws of the United States and the State of Florida.

ARTICLE III
MANAGEMENT

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

MBR	Martha Christine Schubert , 800 SE Third Avenue, Fourth Floor, Fort Lauderdale, Florida 33316
MBR	Marco Dessimone , 800 SE Third Avenue, Fourth Floor, Fort Lauderdale, Florida 33316

ARTICLE IV
TERM OF EXISTENCE

The effective date of this Company shall be February 28, 2017 and the Company shall exist perpetually thereafter.

ARTICLE V
MAILING ADDRESS AND STREET ADDRESS OF
PRINCIPAL OFFICE IN THIS STATE

The mailing address and the street address of the principal office of this Company in the State of Florida is 800 SE Third Avenue, Fourth Floor, Fort Lauderdale, Florida 33316. The Authorized Members may from time to time move the principal office to another address in Florida.

ARTICLE VI
AUTHORIZED REPRESENTATIVE

Ilene L. Michelson, Esq., 800 SE Third Avenue, Fourth Floor, Fort Lauderdale, Florida 33316 is hereby authorized by the Authorized Members to sign these Articles of Organization and to file same with the Florida Department of State Division of Corporations.

ARTICLE VII
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Company is 800 SE Third Avenue, Fourth Floor Fort Lauderdale, Florida 33316, and the name of the initial registered agent of this Company at that address is the Law Office of Stuart R. Michelson, P.A. Pursuant to Florida Statute §605.0113, a written acceptance is attached.

ARTICLE VIII
POWERS

The Company shall have all the powers enumerated in the Florida Revised Limited Liability Act, Florida Statutes Chapter 605.

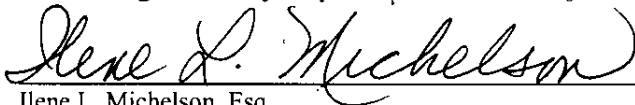
ARTICLE IX
AMENDMENT

The Company reserves the right to amend or repeal any provisions contained in these Articles of Organization, or any amendment hereto, and any right conferred upon a Member is subject to this reservation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of February, 2017.

Signature of a member or an authorized representative of a member.

(In accordance with section 605.0203 (1) (b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in F.S. §817.155, F.S.).



Ilene L. Michelson, Esq.

ACKNOWLEDGEMENT

Having been named as registered agent and to accept service of process for **1035 BY THE RIVER, LLC.**, a Florida Limited Liability Company, at the place designated in this Certificate, I hereby accept the appointment as Registered Agent and agree to act in such 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, Florida Statutes.

On Behalf of the Law Office of Stuart R. Michelson, P.A.
By Its President:



STUART R. MICHELSON, ESQ.
REGISTERED AGENT