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Email Address: mhasner@therrelbaisden.com

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**FLORIDA LIMITED LIABILITY CO.
 109 SOUTH DRIVE, LLC**

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**ARTICLES OF ORGANIZATION
FOR
109 SOUTH DRIVE, LLC**

**ARTICLE I
Name**

The name of the Limited Liability Company is **109 SOUTH DRIVE, LLC**

**ARTICLE II
Address**

The mailing address and street address of the principal office of the Limited Liability Company is: 1575 SW 1ST Street, Miami, FL 33135.

**ARTICLE III
Duration**

This limited liability company shall have a perpetual existence.

**ARTICLE IV
Registered Agent**

The street address of the initial registered office of the Limited Liability Company shall be Therrel Baisden, LLP, SunTrust International Center, 1 SE 3rd Avenue, Suite 2950, Miami, Florida 33131 and the name of the initial registered agent of the Limited Liability Company at that address is Mark M. Hasner, Esq.

**ARTICLE V
Manager-Managed Company**

The Limited Liability Company is to be managed by manager and is therefore a manager-managed company.

**ARTICLE VI
Manager**

The name and address of the Manager is as follows:

Elizabeth Padron
1575 SW 1ST Street
Miami, FL 33135

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The undersigned authorized representative of the members of **109 SOUTH DRIVE, LLC** hereby executes these articles of organization on this 20th day of November, 2020.



Mark M. Hasner, authorized representative

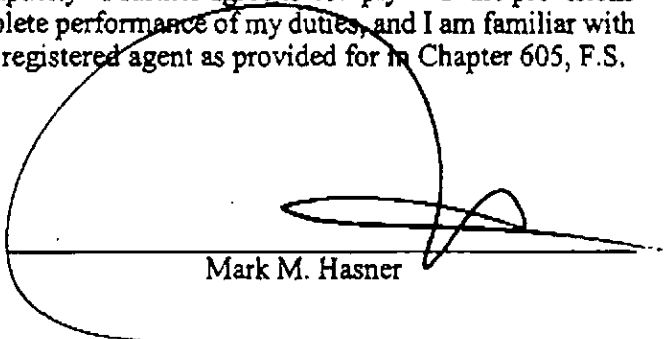
CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 605 FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATED A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

- 1. The name of the Limited Liability Company is **109 SOUTH DRIVE, LLC**
- 2. The name and the Florida street address of the registered agent and office are:

Mark M. Hasner, Esquire
 Therrel Baisden, LLP
 SunTrust International Center
 1 SE 3rd Avenue, Suite 2950
 Miami, Florida 33131

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.


 Mark M. Hasner

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