

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000078533  
FILED 8:00 AM  
February 14, 2025  
Sec. Of State  
dsultana

**Article I**

The name of the Limited Liability Company is:  
200 1ST AVE SOUTH PROPERTY OWNER LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
2601 S. BAYSHORE DRIVE  
SUITE 1450  
MIAMI, FL. US 33133

The mailing address of the Limited Liability Company is:  
2601 S. BAYSHORE DRIVE  
SUITE 1450  
MIAMI, FL. US 33133

**Article III**

The name and Florida street address of the registered agent is:  
SCOTT SHERMAN  
2601 S. BAYSHORE DRIVE  
SUITE 1450  
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.

Registered Agent Signature: SCOTT SHERMAN

### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
SCOTT SHERMAN  
2601 S. BAYSHORE DRIVE SUITE 1450  
MIAMI, FL. 33133 US

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### **Article V**

The effective date for this Limited Liability Company shall be:

02/14/2025

Signature of member or an authorized representative

Electronic Signature: SCOTT SHERMAN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.