

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

L20000386135  
FILED 8:00 AM  
December 10, 2020  
Sec. Of State  
bcbiro

**Article I**

The name of the Limited Liability Company is:

13 AVENUE LLC

**Article II**

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

9105 NW 154 TERRACE  
MIAMI LAKES, FL. 33179

The mailing address of the Limited Liability Company is:

9105 NW 154 TERRACE  
MIAMI LAKES, FL. 33179

**Article III**

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

LAW OFFICES OF YONI MARKHOFF PA  
1835 NE MIAMI GARDENS DRIVE 143  
NORTH MIAMI BEACH, FL. 33179

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: YONI MARKHOFF

### **Article IV**

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

Title: MMBR  
JAMES FAGAN  
9105 NW 154 TERRACE  
MIAMI LAKES, FL. 33018

Title: MGR  
ECHAVERRIA HOLDINGS TRUST  
9105 NW 154 TERRACE  
MIAMI LAKES, FL. 33018

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### **Article V**

The effective date for this Limited Liability Company shall be:

12/09/2020

Signature of member or an authorized representative

Electronic Signature: JAMES FAGAN

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.