

2/18/21

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FLORIDA LIMITED LIABILITY CO.
21062 BELLA VISTA CIRCLE LLC

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**ARTICLES OF ORGANIZATION
OF
21062 BELLA VISTA CIRCLE LLC**

(A Florida Limited Liability Company)

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

ARTICLE 1

NAME

The name of the Limited Liability Company is 21062 BELLA VISTA CIRCLE LLC (the "Company").

ARTICLE 2

DURATION

The Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

ARTICLE 3

NATURE OF BUSINESS

The Company is organized for the purpose of transacting any and all lawful business.

ARTICLE 4

ADDRESS

The initial principal office address and the initial mailing address of the Company is 21172 Ponte Vista Circle, Boca Raton, Florida 33428.

ARTICLE 5

INITIAL REGISTERED AGENT AND REGISTERED OFFICE

The street address of the initial registered office of the Company is 21172 Ponte Vista Circle, Boca Raton, Florida 33428, and the name of the initial registered agent of the Company at that address is Samuel Farbstein.

ARTICLE 6

MEMBERSHIP CERTIFICATES

Each Member's interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign its membership interest in the Company to any other person except as provided for in the Company's Operating Agreement.

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**ARTICLE 7
MANAGEMENT**

The Company shall be managed by its members, in accordance with the operating agreement of the Company. The name and address of the initial members of the Company are as follows:

Avraham Farbstein – Authorized Member
21172 Ponte Vista Circle
Boca Raton Florida 33428

Danny Sperling - Member
4205 West Atlantic Avenue, Building D
Delray Beach, Florida 33445

**ARTICLE 8
OFFICERS**

As provided in the operating agreement of the Company, officers may be appointed from time to time by the Members and will hold their offices for such terms, exercise such powers, and perform such duties as will be determined from time to time by the Members in accordance with the operating agreement. The initial officer of the Company is as follows:

Vice President: Samuel Farbstein

**ARTICLE 9
AMENDMENT**

The company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the members is subject to this reservation.

IN WITNESS WHEREOF the undersigned has executed these Articles as of the 18th day of February, 2021.

/s/ Daniel N. Naydenov

Daniel N. Naydenov, Authorized Representative

(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

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ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, Samuel Farbstein hereby accepts the appointment as registered agent and agrees to act in this capacity. Samuel Farbstein further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and confirms that he is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, F.S.

/s/ Samuel Farbstein

SAMUEL FARBSTEIN

Dated: February 18, 2021

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