

2/26/2021

Division of Corporations

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**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
21062 BELLA VISTA CIRCLE LLC**

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AMENDED AND RESTATED ARTICLES OF ORGANIZATION

OF

21062 BELLA VISTA CIRCLE LLC

FILED
2021 FEB 26 11 51 45
TALLAHASSEE, FLORIDA

To the Department of State
State of Florida

Pursuant to the provisions of the Florida Revised Limited Liability Company Act, the company hereinafter named (the "Company"), does hereby amend and restate its Articles of Organization.

1. The name of the Company is 21062 BELLA VISTA CIRCLE LLC.
2. The text of the Amended and Restated Articles of Organization of the Company is annexed hereto and made a part hereof.

CERTIFICATE

It is hereby certified that:

1. The name under which the original articles of organization of the Company were filed with the Secretary of State of the State of Florida is: 21062 BELLA VISTA CIRCLE LLC.
2. The date of filing of the Company's original articles of organization is February 19, 2021, and its Document Number is L21000077464.
3. These Amended and Restated Articles of Organization (a) amend and restate the provisions of the Articles of Organization of the Company and (b) were duly adopted by the members of the Company on February 26, 2021.

Executed as of February 26, 2021

21062 BELLA VISTA CIRCLE LLC

/s/ Avraham Farbstein

By: _____
Avraham Farbstein, Authorized Member

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**AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
OF**

21062 BELLA VISTA CIRCLE LLC
(a Florida Limited Liability Company)

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2021 FEB 26 PM 5:40
TALLAHASSEE, FLORIDA

In compliance with the requirements of the Florida Revised Limited Liability Company Act (the "Act"), and for the purpose of forming a limited liability company under the laws of the State of Florida, the undersigned does hereby acknowledge:

**ARTICLE 1
NAME**

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

**ARTICLE 2
DURATION**

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.

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**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.

**ARTICLE 7
MANAGEMENT**

The Company shall be manager managed, in accordance with the operating agreement of the Company. The name and address of the initial Manager of the Company is:

Samuel Farbstein
21172 Ponte Vista Circle
Boca Raton, Florida 33428,

The initial members are:

Avraham Farbstein and
Tzivia Lili Farbstein, as tenants by the entirety
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 Manager 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 Manager in accordance with the operating agreement.

**ARTICLE 9
AMENDMENT**

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

IN WITNESS WHEREOF the undersigned has executed these Articles as of the 26th day of February, 2021.

/s/ Avraham Farbstein,

AVRAHAM FARBSTEIN, Authorized Member

(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.)

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 26, 2021

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2021 FEB 26 PM 5:45
REGISTRATION DIVISION
TALLAHASSEE, FLORIDA