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TALLAHASSEE, FLORIDA

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(850) 245-6051.

## COVER LETTER

**TO: Registration Section  
Division of Corporations**

**SUBJECT: 1621 VAN BUREN, LLC**  
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

**ARCHIE J. RYAN III, ESQ.**

Name of Person

**RYAN & RYAN LLC**

Firm/Company

**700 EAST DANIA BEACH BOULEVARD**

Address

**DANIA BEACH, FL 33004**

City/State and Zip Code

**aryan@ryanlawfl.com**

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

**ARCHIE J. RYAN III, ESQ.** at **954** **920-2921**  
Name of Person Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee    ☐ \$130.00 Filing Fee & Certificate of Status    ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)    ☒ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

**Mailing Address**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street/Courier Address**

Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

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**ARTICLES OF ORGANIZATION**  
**OF**  
**1621 VAN BUREN, LLC, a Florida limited liability company**

The undersigned certify that we are filing these Articles of Organization for the purpose of creating a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I**  
**NAME & PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be **1621 VAN BUREN, LLC**, and its principal office shall be located at 1900 North Bayshore Drive, Apartment 3712, County of Miami-Dade, City of Miami, State of Florida 33132, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

**ARTICLE II**  
**PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.

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3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, associates, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.

4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel or rescind any of such contracts.

5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way

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limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

### **ARTICLE III**

### **EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction, of the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

### **ARTICLE IV**

### **MANAGEMENT**

This limited liability company shall be managed by four (4) managers. The names and addresses of the persons who shall serve as managers until the first annual meeting of members or until their successors are elected and qualified are as follows:

**NAME**

Felice Pellegrino Falcone

Marilena DiStefano

**ADDRESS**

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

Carlos Eduardo Bermudez

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

Giuseppe Pellegrino

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

### **ARTICLE V**

### **MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

### **ARTICLE VI**

### **CAPITAL CONTRIBUTIONS**

Capital contributions in the amount of Five Hundred and 00/100 (\$500.00) Dollars cash shall be paid to the limited liability company by the member. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in equal shares.

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**ARTICLE VII**  
**PROFITS AND LOSSES**

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an equal distributive share of the profits or to the distributive share of the profits specified as follows: (set forth percentages alongside name of each member)

<b><u>NAME</u></b>	<b><u>PERCENTAGE</u></b>
Felice Pellegrino Falcone	45%
Marilena DiStefano	45%
Carlos Eduardo Bermudez	5%
Giuseppe Pellegrino	5%

The distributed share of the profits shall be determined and paid to the members periodically as determined by a majority vote of the members.

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in equal shares.

**ARTICLE VIII**  
**DURATION**

This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

**ARTICLE IX**  
**INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is 1900 North

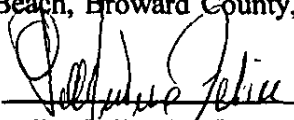
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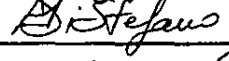
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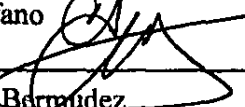
Bayshore Drive, Apartment 3712, County of Miami-Dade, City of Miami, State of Florida 33132, and the name of the company's initial registered agent at that address is Carlos Eduardo Bermudez.


The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of 1621 VAN BUREN, LLC.

EXECUTED by the undersigned at Dania Beach, Broward County, Florida, on this the 30<sup>th</sup> day of September, 2013.

  
\_\_\_\_\_  
Felice Pellegrino Falcone

  
\_\_\_\_\_  
Marilena DiStefano

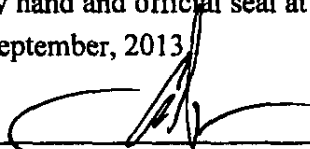
  
\_\_\_\_\_  
Carlos Eduardo Bermudez

  
\_\_\_\_\_  
Giuseppe Pellegrino

STATE OF FLORIDA  
COUNTY OF BROWARD

PERSONALLY APPEARED before me, the undersigned authority, Felice Pellegrino Falcone, Marilena DiStefano, Carlos Eduardo Bermudez, and Giuseppe Pellegrino, to me well known to be the persons described in and who executed and subscribed to the foregoing Articles of Organization, and they acknowledged before me that they executed and subscribed to the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at City of Dania Beach, Broward County, Florida, on this 30<sup>th</sup> day of September, 2013.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



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**STATE OF FLORIDA  
DEPARTMENT OF STATE**

Certificate Designating Place of Business or Domicile for the Service of Process Within This State, Naming Agency Upon Whom Process May be Served and Name and Address of the Member and Manager.

The following is submitted, in compliance with Chapter 48-091, Florida Statutes.

**1621 VAN BUREN, LLC**

a limited liability company (or organizing) under the laws of the State of Florida, with its principal office at 1900 North Bayshore Drive, Apartment 3712, County of Miami-Dade, City of Miami, State of Florida 33132, has named Carlos Eduardo Bermudez, as its agent to accept service of process within this state.

**MEMBER:**

NAME

SPECIFIC ADDRESS

Felice Pellegrino Falcone

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

Marilena DiStefano

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

Carlos Eduardo Bermudez

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

Giuseppe Pellegrino

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

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**MANAGER:**

Felice Pellegrino Falcone

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

Marilena DiStefano

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

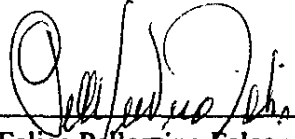
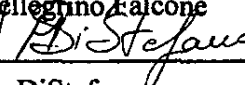
Carlos Eduardo Bermudez

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

Giuseppe Pellegrino

1900 North Bayshore Drive, Apt. 3712  
Miami, FL 33132

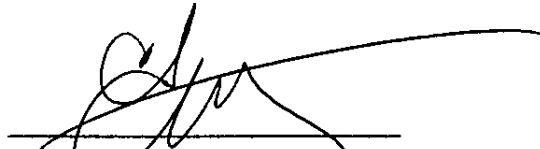
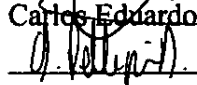
Dated this 30<sup>th</sup> day of September, 2013.

  
\_\_\_\_\_  
Felice Pellegrino Falcone  
  
\_\_\_\_\_  
Marilena DiStefano

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\_\_\_\_\_  
Carlos Eduardo Bermudez  
\_\_\_\_\_  
Giuseppe Pellegrino

**ACCEPTANCE:**

I agree, as Resident Agent, to accept service of process, to keep the office open during prescribed hours, and to post my name (and any other individuals of said limited liability company authorized to accept service of process at the above Florida designated address) in some conspicuous place in office as required by law.

  
\_\_\_\_\_  
Carlos Eduardo Bermudez

Registered Agent

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