

L 000000012834

Chapter Number Only

10/18/00 alan.

Alan Hecht

Requestor's Name

2670 NE 215 St

Address

Miami FL 33180

City

State

ZIP

Phone

VALIDATION ONLY

CORPORATION(S) NAME

700003433187--9

-10/20/00--01008--024

\*\*\*\*155.00 \*\*\*\*155.00

Sunny Isles Beach Resort and Marina, LLC



Empire Toll Free: 1-800-432-3028

DEPARTMENT OF STATE  
DIVISION OF CORPORATION  
TALLAHASSEE, FLORIDA

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| <input type="checkbox"/> Reinstatement              | <input type="checkbox"/> Reservation     | <input type="checkbox"/> Change of Registered Agent  |
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**ARTICLES OF ORGANIZATION**  
**OF**  
**SUNNY ISLES BEACH RESORT AND MARINA, LLC**  
**A Florida Limited Liability Company**

The undersigned, a natural person, does hereby form a Limited Liability Company under Florida Statutes §608, and other laws of the State of Florida.

**ARTICLE 1**  
**NAME**

The name of this limited liability company is **SUNNY ISLES BEACH RESORT AND MARINA, LLC**, referred to in these Articles of Organization as the "**COMPANY**."

**ARTICLE 2**  
**REGISTERED OFFICE AND AGENT**

The mailing address and the street address of the principal office of the **COMPANY** is 3957 N. E. 163 Street, Sunny Isles Beach, Florida 33160 and the street address of the **COMPANY'S** initial registered office is 3957 N. E. 163 Street, Sunny Isles Beach, Florida 33160, and the initial Registered Agent at that address is **ERIC LEFKOWITZ**.

**ARTICLE 3**  
**DURATION**

The existence of the **COMPANY** shall be perpetual.

**ARTICLE 4**  
**PURPOSE AND POWERS**

Subject to the laws of the State of Florida regarding Limited Liability Companies, the **COMPANY** may engage in any and all activities and business permitted under the laws of the United

Prepared by: Alan R. Hecht, Esq., 2670 N.E. 215 St., Miami, FL 33180, (305) 933-1441, FI Bar #186813

Law Offices of Alan R. Hecht, 2670 N. E. 215th Street/ Miami, FL 33180/ Tel. (305) 933-1441/ Fax (305) 935-2041

APPROVED  
FILED  
JUL 20 2014  
CLERK OF DISTRICT COURT  
MIAMI, FLORIDA

States and of the State of Florida. The **COMPANY** shall have all of the powers vested in a Limited Liability Company organized under and existing by virtue of the laws of the State of Florida.

## **ARTICLE 5 MANAGEMENT BY MANAGER(S)**

The **COMPANY** will be managed by a management committee, consisting of one (1) or more Managers. The Manager(s) will be elected annually by the Members.

## **ARTICLE 6 IDENTIFICATION OF MANAGER**

The name and street address of the initial Manager of the **COMPANY** who shall hold office for the first year of the **COMPANY'S** existence or until such person's successor is elected and has qualified is:

**Name**

**Address**

**ERIC LEFKOWITZ**

3957 N. E. 163 Street  
Sunny Isles Beach, Florida 33160

## **ARTICLE 8**

### **RELATIONSHIP OF ARTICLES OF ORGANIZATION TO OPERATING AGREEMENT**

If a provision of these Articles of Organization differs from a provision of the **COMPANY'S** Operating Agreement, then, to the extent allowed by law, the Operating Agreement will govern.

APPROVED  
BY  
MANAGER  
JULY 15, 2011  
305-933-1441  
ALAN R. HECHT, ESQ.  
ATTORNEY AT LAW

EXECUTED at Aventura, Miami-Dade County, Florida, this 15 day of October, 2000.



ERIC LEFKOWITZ, an authorized person

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 15 day of October, 2000, by ERIC LEFKOWITZ, who is ☒ personally known to me as the person described in and who executed the foregoing or ☐ who has produced \_\_\_\_\_ as identification, and who did ☐, did not ☐, take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Aventura, Florida, the day and year first written above.

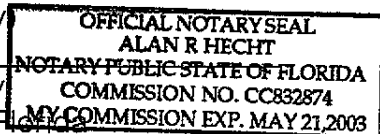


(Printed Name of Notary)

Serial Number of Notary

Notary Public, State of Florida

My Commission Expires:



FILED  
00 OCT 20 AM 9:44  
ALAN R. HECHT

**CERTIFICATE DESIGNATING REGISTERED AGENT  
AND REGISTERED OFFICE**

In accordance with § 48.091 and §608.415, Florida Statutes, the following designation and acceptance is submitted in compliance thereof.

**DESIGNATION**

**SUNNY ISLES BEACH RESORT AND MARINA, LLC**, desiring to organize as a Limited Liability Company under the laws of the State of Florida, hereby designates 3957 N. E. 163 Street, Sunny Isles Beach, Florida 33160 as its registered office.

**ACCEPTANCE**

Having been named as Registered Agent for the above named **COMPANY**, I hereby agree to act in such capacity for such **COMPANY** at its registered office.



\_\_\_\_\_  
**ERIC LEFKOWITZ  
(REGISTERED AGENT)**

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APPROVED  
DATE 07/27/06  
BY 07/27/06  
SUNNY ISLES BEACH RESORT AND MARINA, LLC