

LD10000015642

Requester's Name

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MIAMI, FLORIDA 33126

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. ART DECO PROPERTIES, LLC (Corporation Name) (Document #)
2. LD1-15642 (Corporation Name) (Document #) 300004577423--6
-09/10/01--01040--004
****125.00 ****125.00
3. _____ (Corporation Name) (Document #)
4. _____ (Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of State

NEW FILINGS

- ☐ Profit
☐ Not for Profit
☐ Limited Liability
☐ Domestication
☐ Other

AMENDMENTS

- ☐ Amendment
☐ Resignation of R.A., Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

REGISTRATION/QUALIFICATION

- ☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Trademark
☐ Other

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DIVISION OF CORPORATIONS
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9/12

Examiner's Initials

**ARTICLES OF ORGANIZATION
OF**

ART DECO PROPERTIES, LLC

These Articles of Organization of a Limited Liability Company under Florida Statutes Chapter 608 are made and entered into as of the 6th day of September, 2001.

ARTICLE I

Name: The name of the limited liability company is:

ART DECO PROPERTIES, LLC

ARTICLE II

Duration: The company shall have a duration of thirty (30) years from the date hereof, unless earlier terminated in accordance with Florida Statutes Chapter 608.

ARTICLE III

Address: The address of the company principal office shall be:

**1760 Bay Drive
Miami Beach, Florida 33141**

ARTICLE IV

Register Agent and Address: The name and address of the initial register agent is:

**JOSEPH A. ESTRADA
1760 Bay Drive
Miami Beach, Florida 33141**

ARTICLE V

New Members: The members may admit new members upon agreement of the members upon terms determined hereafter by the members.

ARTICLE VI

Continuation: Upon occurrence of an event listed in Florida Statute 608.407 (1) (f), the then existing and/or non-bankrupt members may continue the business of the company, if all agree to do so.

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ARTICLE VII

Management: The company shall be managed by its designated manager until the first annual meeting of the members or until a successor is elected and qualifies. The designated manager name and address is as follows:

JOSEPH A. ESTRADA
1760 Bay Drive
Miami Beach, Florida 33141

ARTICLE VIII

Powers: This company shall have powers listed in Florida Statute 608.404.

ARTICLE IX

Transferability: No member may transfer his, her or its interest in the company without the consent of the other members.

ARTICLE X

Regulations: The members shall have the power to adopt, alter, amend, or repeal regulations of the Company containing provisions for the regulations and management of the affairs of the company.

ARTICLE XI

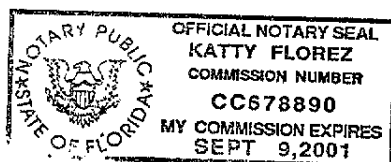
Arbitration: Dispute among members shall be settled by arbitration in Miami, Florida, pursuant to the rules and procedures of the American Arbitration Association.

The undersigned, being the initial subscriber of these Articles of Organization, for the purpose of forming a limited liability company, do make, subscribe, acknowledge, and file these Articles of Organization hereby declaring and certifying that the articles herein stated are correct.


JOSEPH A. ESTRADA

I HEREBY CERTIFY on this day before me, appeared JOSEPH A. ESTRADA, who is personally known to me and who did take an oath and acknowledged that they executed these Articles of Organization for the purposes herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 6th day of September, 2001.




NOTARY PUBLIC, State of Florida
Print Name: Katty Florez

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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATION THE REGISTERED OFFICE/ REGISTERED AGENT, IN THE STATE OF FLORIDA

1. The name of the limited liability company is:

ART DECO PROPERTIES, LLC

2. The name and address of the registered agent and office is:

JOSEPH A. ESTRADA
1760 Bay Drive
Miami Beach, Florida 33141

Having been named as registered agent and to accept services 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.

Dated as of this 6th day of September, 2001.

Signed by:


JOSEPH A. ESTRADA
REGISTERED AGENT

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