

L01000021929

Number Only

12/17/01

Alan R. Hecht

Requestor's Name

2670 N.E. 215 St.

Address

Miami, FL. 33180

City

State

ZIP

Phone

1441

VALIDATION ONLY

CORPORATION(S) NAME

300004730043--6

-12/18/01--01017--020

****155.00 ****155.00

Biscayne Property ~~Holdings~~ LLC
Holdings

☐ Profit
☐ NonProfit

☐ Amendment

☐ Merger

☐ Foreign

☐ Dissolution

☐ Mark

☐ Limited Partnership
☐ Reinstatement

☐ Annual Report
☐ Reservation

☒ Other **LLC**
☒ Change of Registered Agent

☐ Certified Copy

☐ Photo Copies

☐ Certificate Under Seal

☐ Call When Ready
☒ Walk In

☐ Call If Problem
☐ Will Wait

☒ Pick Up

☐ After 4:30
☐ Mail Out

01 DEC 18 AM 11:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



Empire Toll Free: 1-800-432-3028

Name
Availability
Document
Examiner
Updater
Verifier
Acknowledgment
W.P. Verifier

RECEIVED
01 DEC 18 AM 9:52
TALLAHASSEE, FLORIDA
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

12-18-01

**ARTICLES OF ORGANIZATION
OF
BISCAYNE PROPERTY HOLDINGS, 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 **BISCAYNE PROPERTY HOLDINGS, 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 287 Atlantic Avenue, Sunny Isles Beach, Florida 33160 and the street address of the **COMPANY'S** initial registered office is 287 Atlantic Avenue, 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.

APPROVED
AND
FILED
01 DEC 18 AM 11:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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 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

ERIC LEFKOWITZ

Address

287 Atlantic Avenue
Sunny Isles Beach, Florida 33180

APPROVED
AND
FILED

DEC 18 AM 11:45
CLERK OF STATE
TALLAHASSEE, FLORIDA

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.

EXECUTED at Aventura, Miami-Dade County, Florida, this 5 day of December, 2001.




ERIC LEFKOWITZ, an authorized person

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 5 day of December, 2001, 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.



ALAN R. HECHT
(Printed Name of Notary)
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC832874
Serial Number of Notary _____
Notary Public, State of Florida
My Commission Expires: MAY 21, 2003

APPROVE
AND
FILED
DEC 18 2001
CLERK OF DISTRICT COURT
MIAMI-DADE COUNTY
FLORIDA

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

BISCAYNE PROPERTY HOLDINGS, LLC, desiring to organize as a Limited Liability Company under the laws of the State of Florida, hereby designates **ERIC LEFKOWITZ** as its Registered Agent and 287 Atlantic Avenue, 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)

01 DEC 18 AM 11:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED