

L020000001199

Charter Number Only

1/14/02

Alan R. Hecht

Requestor's Name

2670 NE. 215 Street

Address

Miami, FL 33180

City

State

ZIP

Phone

1441B

VALIDATION ONLY

200004777602--4

-01/16/02--01039--007

***155.00 ***155.00

CORPORATION(S) NAME

Waterfront Properties, LLC

() Profit

() NonProfit

() Amendment

() Merger

() Foreign

() Dissolution

() Mark

() Limited Partnership

() Annual Report

(X) Other LLC

() Reinstatement

() Reservation

() Change of Registered Agent

(X) Certified Copy

() Photo Copies

() Certificate Under Seal

(X) Call When Ready

() Call If Problem

() After 4:30

(X) Walk In

() Will Wait

(X) Pick Up

() Mail Out

Name

Availability

Document

Examiner

Updater

Verifier

Acknowledgment

W.P. Verifier



Empire Toll Free: 1-800-432-3028

APPROVED
AND
FILED

02 JAN 15 AM 10:53
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

RECEIVED
02 JAN 16 AM 9:32

20-11-02

**ARTICLES OF ORGANIZATION
OF
WATERFRONT PROPERTIES, 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 **WATERFRONT PROPERTIES, 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 18143 N. E. 19 Avenue, North Miami Beach, FL 33162 and the street address of the **COMPANY'S** initial registered office is 18143 N. E. 19 Avenue, North Miami Beach, FL 33162, and the initial Registered Agent at that address is **OSWALDO VEGA**.

**ARTICLE 3
DURATION**

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

APPROVED
AND
FILED
02 JUL 15 AM 10:53
CLERK OF DISTRICT
CLERK OF DISTRICT
CLERK OF DISTRICT

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

**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

Address

OSWALDO VEGA


18143 N. E. 19 Avenue
North Miami Beach, FL 33162

ARTICLE
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02 MAY 16 AM 10:53
SECRETARY 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 11 day of January, 2002.




OSWALDO VEGA, an authorized person

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 11 day of January, 2002, by **OSWALDO VEGA**, 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 Miami, Florida, the day and year first written above.



(Printed Name of Notary)

Serial Number of Notary	OFFICIAL NOTARY SEAL
Notary Public, State of Florida	ALAN R HECHT
My Commission Expires	COMMISSION NO. CC832874
	MY COMMISSION EXP. MAY 21, 2003

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CLERK OF STATE
TALLAHASSEE, 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

WATERFRONT PROPERTIES, LLC, desiring to organize as a Limited Liability Company under the laws of the State of Florida, hereby designates **OSWALDO VEGA** as it's Registered Agent and 18143 N. E. 19 Avenue, North Miami Beach, FL 33162 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.


OSWALDO VEGA
(REGISTERED AGENT)

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APPROVED
FILED
02 JAN 16 AM 10:53
SECRETARY OF STATE
TALLAHASSEE, FLORIDA