

# L020000006819

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## LAZARUS CORPORATE FILING SERVICE

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MIAMI, FLORIDA (305)552-5973

TERESA ROMAN (TALLAHASSEE REPRESENTATIVE)

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

1. 23RD STREET DUPLEXES, LLC  
(Corporation Name) (Document #)

2. \_\_\_\_\_  
(Corporation Name) (Document #)

3. \_\_\_\_\_  
(Corporation Name) (Document #)

4. \_\_\_\_\_  
(Corporation Name) (Document #)

☒ Walk in ☒ Pick up time 2:00

☐ Mail out ☐ Will wait

☐ Photocopy

☐ Certified Copy

☐ Certificate of Status

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02 MAR 22 AM 10:46  
DIVISION OF CORPORATION  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE  
02 MAR 22 AM 11:34  
FILED  
AND  
APPROVED

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input checked="" type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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

*Handwritten signature/initials*

**ARTICLES OF ORGANIZATION  
OF  
23RD STREET DUPLEXES, LLC**

The undersigned, for the purpose of forming a limited liability company under the laws of Florida, hereby adopts the following Articles of Organization:

Article I  
Name

The name of the limited liability company is **23RD STREET DUPLEXES, LLC** (the "Company").

Article II  
Duration

This Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

Article III  
Nature of Business and Mailing Address

This Company is organized for the purpose of transacting any or all lawful business. The mailing address and the street address of the Company's initial principal office is 101 SW 15<sup>th</sup> Road, Miami, Florida 33129.

Article IV  
Initial Registered Office and Agent

The street address of the initial registered office of this Company is 101 SW 15<sup>th</sup> Road, Miami, Florida 33129, and the name of the initial registered agent of this Company at that address is Fernando De Carolis.

Article V  
Unit Certificates

- (a) Each Member's interest in the Company may be evidenced by a membership or unit certificate.
- (b) No Member of this Company may transfer, sell or assign its Membership Interest in the Company to any other person except as provided for in the Company's Regulations and Operating Agreement.

Article VI  
Addition of New Members

New owners who take their interest directly from the Company will be admitted as Members, as provided in the Regulations and Operating Agreement. New owners who take their interest by assignment, inheritance, or operation of law will be admitted only with the unanimous consent of all Members or as otherwise provided in the Regulations and Operating Agreement of the Company.

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Article VII  
Continuation on Death, Retirement, Etc. of Members

The remaining Members of the limited liability company will have the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or occurrence of any other event that terminates the continued Membership of a Member in this Company. The Company shall terminate upon the consent of all Members or as otherwise provided in accordance with the terms of the Regulations and Operating Agreement.

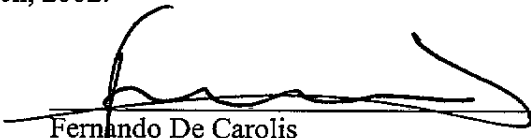
Article VIII  
Member Managed

This company shall be managed by the Members of the Company in accordance with the Company's Regulations and Operating Agreement.

Article IX  
Amendment

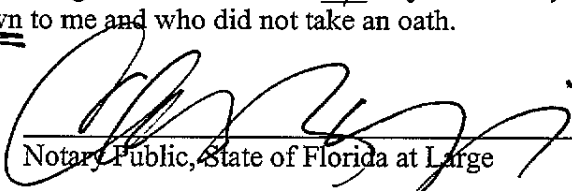
The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

IN WITNESS WHEREOF, the undersigned authorized representative of the initial members has executed these Articles the 19 day of March, 2002.

  
\_\_\_\_\_  
Fernando De Carolis  
Authorized Representative

STATE OF FLORIDA       )  
                                  ) SS.:  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 19 day of March, 2002, by Fernando De Carolis, who is personally known to me and who did not take an oath.

  
\_\_\_\_\_  
Notary Public, State of Florida at Large

My Commission Expires:



Claudio Rivera  
My Commission DD015407  
Expires April 13, 2005

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TALLAHASSEE, FLORIDA

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### ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated Limited Liability Company, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



FERNANDO DE CAROLIS

Dated: 19 day of March, 2002

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