

# L12000119671

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(Requestor's Name)

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DIVISION OF CORPORATIONS  
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CORPORATION SERVICE COMPANY

ACCOUNT NO. : I20000000195

REFERENCE : 349709 80420A

AUTHORIZATION :

COST LIMIT : \$ 155.00

EFFECTIVE DATE

9/17/2012

ORDER DATE : September 18, 2012

ORDER TIME : 11:29 AM

ORDER NO. : 349709-005

CUSTOMER NO: 80420A

FILED  
STATE  
SECRETARY OF CORPORATION  
DIVISION  
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DOMESTIC FILING

NAME: JJ CONDO, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION  
CERTIFICATE OF LIMITED PARTNERSHIP  
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Becky Peirce - EXT. 2919

EXAMINER'S INITIALS: \_\_\_\_\_

EFFECTIVE DATE 9/12/2012

## ARTICLES OF ORGANIZATION OF

### JJ CONDO, LLC

The undersigned, being authorized to execute and file these Articles of Organization do form the Limited Liability Company hereinafter named, hereby certifies that:

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
12 SEP 18 PM 12:22

#### ARTICLE I — NAME:

The name of the Limited Liability Company is: JJ CONDO, LLC.

#### ARTICLE II — Address:

The mailing address and street address of the principal office of the Limited Liability Company is: 7516 N.W. 54<sup>th</sup> Street, Miami, FL 33166.

#### ARTICLE III — Duration:

The period of duration for the Limited Liability Company shall be perpetual.

#### ARTICLE IV — Management:

The Limited Liability Company is to be managed by a manager or managers and the names and addresses of the first managers who shall serve until their successor or successors are elected are:

Leonie Jureidini  
7516 N.W. 54<sup>th</sup> Street  
Miami, FL 33166

#### ARTICLE V — Purpose; Powers:

The Limited Liability Company is organized for the purpose of the conduct of any and all lawful business for which a limited liability company may be organized under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, and may do and perform any and all acts and deeds lawful to be done and performed by a limited liability company under said law, all

within and without the United States of America. Without limiting the foregoing, the limited liability company is organized for the purpose of owning, operating, managing, leasing, selling, repairing, replacing, constructing, improving and financing, on a secured and unsecured basis, real and personal property of every kind, nature and description, including general and limited partnership interests and membership interests in limited liability companies.

The Limited Liability Company shall have the same powers as an individual to do all things necessary or convenient to conduct its business and affairs, including, without limitation, all powers now and hereafter authorized under the laws of the United States and the State of Florida.

#### **ARTICLE VI — Admission of Additional Members**

Additional members may be admitted to the Limited Liability Company only with the consent in writing of all members and such admission shall be upon such terms and conditions as shall be established in writing by said members.

#### **ARTICLE VII - MEMBERS' RIGHTS TO CONTINUE BUSINESS ON TERMINATION OF SOLE MEMBER**

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a sole or last member or the occurrence of any other event which terminates the membership of a sole or last member in the Limited Liability Company, the Limited Liability Company shall be dissolved unless within one hundred twenty (120) days after occurrence of the event that terminated the continued membership of the last remaining member, the personal or other legal representative of the last remaining member agrees in writing to continue the limited liability company and agrees to the admission of the personal or legal representative of such member or its nominee or designee to the limited liability company as a member, effective as of the occurrence of the event that terminated the continued membership of the sole or last remaining member.

#### **ARTICLE VIII – EXECUTION OF INSTRUMENTS AND DOCUMENTS**

Any instrument or document with respect to the acquisition, mortgage or disposition of any property of the Limited Liability Company, including but not limited to deeds, notes, bonds, mortgages, leases, assignments, releases and contracts of every nature executed by the Manager of the Limited Liability Company or any one of the then Managers signing alone at any time when two parties may be serving as Managers shall be valid and binding upon the Limited Liability Company.

## ARTICLE IX – REGULATIONS

Regulations for the management and regulation of the affairs of the Limited Liability Company may only be adopted, amended and repealed by written instrument executed by all of the members, except as may be provided in the Regulations.

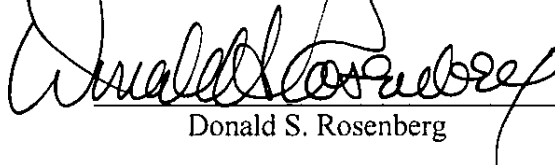
## ARTICLE X – COMMENCEMENT OF EXISTENCE

The commencement date of the existence of this Limited Liability Company shall be the date of subscription of these Articles Of Organization if such date is within five (5) business days prior to the date of filing of these Articles Of Organization in the office of the Secretary of State of Florida, otherwise the commencement date shall be the date of such filing.

## ARTICLE XI – DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

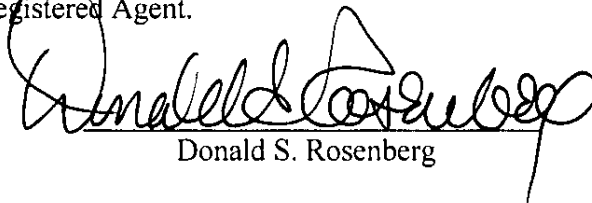
Pursuant to the provisions of Section 608.415, Florida Statutes, Donald S. Rosenberg is hereby designated as Registered Agent of the Limited Liability Company and the street address of the registered office is designated as Suite 3100, One S.E. Third Avenue, Miami, FL 33131.

**IN WITNESS WHEREOF**, these Articles of Organization have been subscribed in duplicate by the undersigned authorized representative of the member this **17<sup>th</sup> day of September, 2012**. (In accordance with Section 608.408(3) Florida Statutes, the execution of this Affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)



Donald S. Rosenberg

Having been named as Registered Agent and to accept service of process for the above named Limited Liability Company at the place above designated, 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.



Donald S. Rosenberg