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**FLORIDA LIMITED LIABILITY CO.
412 SW 10 AVENUE, LLC**

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EXAMINER

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ARTICLES OF ORGANIZATION
OF
412 SW 10 AVENUE, LLC
a Florida Limited Liability Company

The undersigned, pursuant to the provisions of Chapter 608 of the Florida Statutes, for the purpose of forming a limited liability company under the laws of the State of Florida do set forth the following:

ARTICLE I. NAME OF LIMITED LIABILITY COMPANY

The name is: 412 SW 10 AVENUE, LLC, a Florida Limited Liability Company, (the "Limited Liability Company").

ARTICLE II. ADDRESS

Principal Office Address and Mailing address for the Limited Liability Company is: 800 BLUE ROAD, CORAL GABLES, FLORIDA 33146.

ARTICLE III. REGISTERED AGENT

The name of the initial registered agent of the Limited Liability Company is LEONARD MCGUIRE and the address of the initial registered agent is 800 BLUE ROAD, CORAL GABLES, FLORIDA 33146.

ARTICLE IV. MANAGEMENT.

The management of the Limited Liability Company is reserved to members, or officers of the members, who shall be referred to as managing member. The name and address of the managing member who shall serve as managing member until the first annual meeting of member(s) or until its successor is elected and qualified is as follows:

LEONARD MCGUIRE
800 BLUE ROAD, CORAL GABLES, FLORIDA 33146

ARTICLE V. DURATION.

The existence of the Limited Liability Company shall be perpetual, unless terminated by written agreement of the members, or by the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or upon the occurrence of any event which terminates the continued membership of a member, unless the existence and business of the company is continued by the consent and agreement of the remaining member(s) owning a majority of the membership in 412 SW 10 AVENUE, LLC, a Florida Limited Liability Company or by amendment of these Articles of Organization by providing for the continued existence of the Limited Liability Company subsequent to the foregoing events.

ARTICLE VI. PURPOSE.

The purpose for which the Limited Liability Company is organized is to engage in any and all business and activities permitted by the laws of the State of Florida. The Limited Liability Company shall have all of the powers vested in a Limited Liability Company organized and existing by virtue of such laws.

Prepared By:
Jay J. Lorenzo, Esq.
Bar No.: 885002
9192 Coral Way - Suite 201
Miami, FL 33165 / (305) 227-0727

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ARTICLE VII. INITIAL CAPITAL CONTRIBUTION AND OWNERSHIP INTEREST

The property contributed to the Limited Liability Company constitutes real property described as 412 SW 10 AVENUE, Miami, Florida 33130.

ARTICLE VIII. ADDITIONAL MEMBERS.

Additional Members may be admitted upon consent of the then current members of the Limited Liability Company. Contributions of any new Members shall be determined as of the time of admission.

ARTICLE IX. CONTINUITY OF BUSINESS.

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company, the business of the Limited Liability Company shall not be continued and the Limited Liability Company shall be dissolved unless the consent to continue of all the remaining members of the Limited Liability Company is obtained or these Articles of Organization are amended by providing for the continued existence of the Limited Liability Company subsequent to the foregoing events.

ARTICLE X. ADDITIONAL CONTRIBUTIONS

The total additional contributions, if any, agreed to be made by all members and the times at which, or the events or happenings of which, that shall be made, are as follows: No total additional contributions have been agreed to at the date of filing of these Articles of Organization. Additional contributions, if any, will be made upon agreement of the member owning a majority of the membership of the Limited Liability Company.

ARTICLE XI. OPERATION AND VOTING POWER

In the event of a dispute between Members, final determination shall be made with a vote by the Members. Voting power hereunder shall be exercised based on the percentage ownership interests of the Members. All decisions or determinations of the Limited Liability Company shall be made in accordance with the wishes of the holders of the majority ownership interest in the Limited Liability Company.

These Articles of Organization have been executed on the date set forth under the name of the subscribing members.

412 SW 10 AVENUE, LLC
Managing Member


LEONARD MCGUIRE

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

I 412 SW 10 AVENUE, LLC hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared LEONARD MCGUIRE known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: DL# H260-536-69-374-0 and that an oath (was) (was not) taken.

Witness my hand and seal in the County and State last aforesaid this 12 day of JUNE, 2013.

Maribel Campo
Notary Signature

Printed Notary Signature



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ACCEPTANCE BY REGISTERED AGENT 412 SW 10 AVENUE, LLC

Having been named as registered agent of 412 SW 10 AVENUE, LLC a Florida Limited Liability Company and to accept service of process for 412 SW 10 AVENUE, LLC, the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as Registered Agent of 412 SW, LLC and agree to act in this capacity. I further agree to comply with the provisions of all statutes, including Florida Statutes §808.416, 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.

Executed this 12 day of JUNE 2013.


Registered Agent
LEONARD MCGUIRE

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