

Division of Corporations

LM000189358

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Florida Department of State
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FLORIDA LIMITED LIABILITY CO.
CHICA BOOM PROPERTIES L.L.C.

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9/6/2017

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ARTICLES OF ORGANIZATION
OF
CHICA BOOM PROPERTIES, L.L.C.

The undersigned, being the authorized representatives of the Members and Organizers of the Florida Limited Liability Company hereby being formed under Florida Statutes Chapter 605, do hereby execute the following Articles of Organization for the Limited Liability Company:

FIRST: The name of the Limited Liability Company is:

CHICA BOOM PROPERTIES, L.L.C.

SECOND: The Limited Liability Company shall commence its existence on the filing of these Articles of Organization with the Florida Secretary of State.

THIRD: This Limited Liability Company is organized to engage in and do any lawful act concerning any lawful business, other than banking and insurance, for which a limited liability company may be organized in accordance with Florida Statutes Chapter 605, including all powers and purposes now and hereafter permitted by law to a limited liability company.

FOURTH: The mailing address and street address of the initial registered office of the Limited Liability Company in Florida is 1420 S.W. 19th Street, Boca Raton, Florida 33486, and the name of the initial registered agent of the Limited Liability Company in Florida is Jani E. Maurer, Esq., whose address is 4401 North Federal Highway, Suite 101, Boca Raton, Florida 33431.

FIFTH: The mailing address and principal office of the Limited Liability Company is 1420 S.W. 19th Street, Boca Raton, Florida 33486.

SIXTH: The Limited Liability Company is to be manager managed. The initial managers are Gary M. Janson, whose address is 23465 Water Circle, Boca Raton, Florida 33486, and Silvia J. Janson, whose address is 1420 S.W. 19th Street, Boca Raton, Florida 33486.

SEVENTH: The total amount of cash (and a description and agreed value of any property other than cash) initially contributed to the Limited Liability Company as capital by the Members is \$200.00. The allocations and distributions of the Limited Liability Company shall be made in proportion to the Members' Percentage Interests. Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of Members who own more than 50% of the voting interests in the Company. The voting Members shall have complete discretion on when and if to approve any distribution of profits.

EIGHTH: Additional capital contributions may be made at such times and in such amounts as may hereafter be agreed by the unanimous vote of the Members. No additional capital contributions have been agreed to by the Members at this time.

NINTH: The membership interests of the Members are evidenced by Certificates of Membership.

TENTH: The existing Members shall have the right to admit additional Members to the Limited Liability Company by the unanimous vote or consent of the Members. No Member shall have the right to transfer, sell or assign his, her or its membership interest in the Company without the written agreement of all Members. If the transfer, sale or assignment is not approved by all Members, the assignee shall have no right to become a Member, to participate in the management of the Company, or to exercise any other rights or powers of a Member. The assignee shall merely be entitled to receive the share of the profits and other distributions and the allocation of income, gain, loss deduction, credit or similar items to which the assignor was entitled, to the extent assigned.

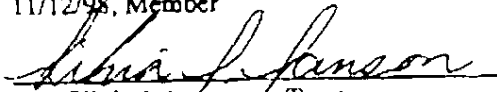
ELEVENTH: The remaining Members of the Limited Liability Company, by the unanimous vote or consent of the Members, may continue the Limited Liability Company upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member in the Limited Liability Company; provided, however, that there shall at all times be at least two Members of the Limited Liability Company.

TWELFTH: None of the Members of the Limited Liability Company are liable for payment of any debt, obligation or other liability of the Limited Liability Company.

IN WITNESS WHEREOF, the undersigned has executed and acknowledged these Articles of Organization on Sept 1st, 2017.

In accordance with Florida Statute § 605.0203(1)(b), the execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are true. I am aware of the fact that any false information submitted in a document to the Department of State constitutes a third degree felony as provided in Florida Statute § 817.155. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following the formation of the LLC and every year thereafter to maintain "active" status.

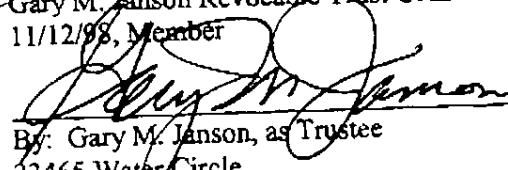
Silvia J. Janson Revocable Trust UAD
11/12/98, Member



By: Silvia J. Janson, as Trustee
1420 S.W. 19th Street
Boca Raton, Florida 33486

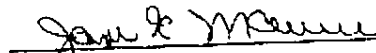
-3-

Gary M. Janson Revocable Trust UAD
11/12/98, Member


By: Gary M. Janson, as Trustee
23465 Water Circle
Boca Raton, Florida 33486

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above-stated limited liability company, at the place designated in the Articles Of Organization, Article Fourth, I hereby accept my position as registered agent and agree to act in this capacity, and agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties as registered agent. I am familiar with and accept the obligations of the registered agent position.


Jani E. Maurer
Date: 9/1/13