

12/12/2017

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FLORIDA LIMITED LIABILITY CO.

SB Property Holdings, LLC

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December 13, 2017

FLORIDA DEPARTMENT OF STATE

Division of Corporations

PERLMAN, RAJANDAS, YEVOLI, & ALBRIGHT P.L.

SUBJECT: SB PROPERTY HOLDINGS, LLC
REF: W17000098434

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Jessica A Fason
Regulatory Specialist II

FAX Aud. #: H17000325683
Letter Number: 917A00025164

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**ARTICLES OF ORGANIZATION
OF
SB PROPERTY HOLDINGS 15947, LLC
A FLORIDA LIMITED LIABILITY COMPANY**

In forming a Florida Limited Liability Company (the "Company") under the Florida Revised Limited Liability Act, Chapter 605 of the Florida Statutes, the undersigned adopts the following Articles of Organization:

**ARTICLE I
NAME**

The name of the Company is **SB PROPERTY HOLDINGS 15947, LLC**.

**ARTICLE II
ADDRESS**

The principal and mailing address of the Company is in c/o Perlman, Bajandas, Yevoli, Albright, P.L., 283 Catalonia Avenue, Suite 200, Coral Gables, FL 33134.

**ARTICLE III
REGISTERED AGENT AND REGISTERED ADDRESS**

The Registered Agent of the Company is PBYA Corporate Services, LLC, the address of which is: 200 South Andrews Avenue, Suite 600, Fort Lauderdale, FL 33301.

**ARTICLE IV
MANAGEMENT**

The Company shall be **MANAGER-MANAGED**. The initial manager who shall serve until the first annual meeting of the member(s) or until a successor(s) is elected and qualified is as follows:

Manager: Nicolas Baussan
15947 NW 7th Street
Pembroke Pines, FL 33028

**ARTICLE V
PURPOSE**

The purpose for which this Company is organized is any and all lawful business.

IN WITNESS WHEREOF, the undersigned authorized representative has hereunto set his hand and seal on this 12th day of December, 2017.



Ricardo Bajandas, Esq.
Authorized Representative

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**CERTIFICATE OF DESIGNATION
OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 605.0113, Florida Statutes, the undersigned limited liability company submits the following statement in designating the registered office/registered agent, in the State of Florida.

The name of the Company is **SB PROPERTY HOLDINGS 15947, LLC.**

The Registered Agent of the Company is PBYA Corporate Services, LLC, the address of which is: 200 South Andrews Avenue, Suite 600, Fort Lauderdale, FL 33301.

Having been named as registered agent and to accept service of process for the foregoing limited liability company at the place designated in this certificate, 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.

Dated as of the 12th day of December, 2017.

SIGNED:

PBYA Corporate Services, LLC

By: Perlman, Bajandas, Yevoli & Albright, P.L., MGRM

By: 
Ricardo Bajandas, Esq., Manager