

10/12/20

Division of Corporations

# L18000237211

Florida Department of State  
Division of Corporations  
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To: Division of Corporations  
Fax Number : (850)617-6381

From: Account Name : MDO PARTNERS  
Account Number : I20130000043  
Phone : (305)704-8452  
Fax Number : (786)332-5426

\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\*

Email Address: rmontes@mdopartners.com

### FLORIDA LIMITED LIABILITY CO. ALV@2800, LLC

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ARTICLES OF ORGANIZATION  
OF  
ALV@2800, LLC

The undersigned, being the Sole Organizer, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization:

ARTICLE I  
NAME

The name of the limited liability company is ALV@2800, LLC (the "Company").

ARTICLE II  
ADDRESS

The principal office of the Company is:

501 NW 37<sup>th</sup> Avenue  
Miami, Florida 33125

The mailing address of the Company is:

501 NW 37<sup>th</sup> Avenue  
Miami, Florida 33125

ARTICLE III  
REGISTERED AGENT AND OFFICE

The Company designates 175 SW 7<sup>th</sup> Street, Suite 1900, Miami, Florida 33130, as the street address of the initial registered office of the Company and names MDO Corporate Services LLC, a Florida limited liability company, initial registered agent at that address to accept service of process within this state.

ARTICLE IV  
DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in

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accordance with the Company's Operating Agreement, or (ii) by the written agreement of a majority of ownership interest.

**ARTICLE V**  
**MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable. The Manager(s) shall serve in such capacity until his or her successor(s) are duly elected and qualified.

**ARTICLE VI**  
**MANAGERS**

The name and address of the initial Managers of the Company are:

Miguel Alvarez  
501 NW 37<sup>th</sup> Avenue  
Miami, Florida 33125

Miguel G. Alvarez  
501 NW 37<sup>th</sup> Avenue  
Miami, Florida 33125

**ARTICLE VII**  
**PURPOSE**

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

**ARTICLE VIII**  
**AUTHORIZED UNITS**

The Company is authorized to issue Ten Thousand (10,000) membership units, par value \$0.01 per unit.

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**ARTICLE IX**  
**ADDITIONAL MEMBERS**

Additional Members may be admitted upon the written consent of the majority ownership interest, or as otherwise set forth in the Operating Agreement of the Company, if applicable.

**ARTICLE X**  
**OPERATING AGREEMENT**


The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company, if any.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 12<sup>th</sup> day of October, 2018.

  
\_\_\_\_\_  
Miguel Alvarez  
Organizer

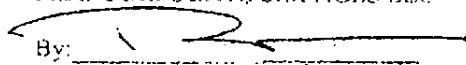
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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for ALV@2800, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledge that the undersigned is familiar with, and accepts, the obligations of such position on this 12<sup>th</sup> day of October, 2018.

MDO CORPORATE SERVICES LLC

By:   
Richard Montes de Oca, Manager

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