

11/13/2018

Division of Corporations

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Email Address: MrOsenstein@greenmillsgroup.com

FLORIDA LIMITED LIABILITY CO.  
Venice Pointe Dev, LLC

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION**

**OF**

**VENICE POINTE DEV, LLC**

The undersigned, acting as a manager of VENICE POINTE DEV, LLC under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat., adopts the following Articles of Organization:

**ARTICLE I - Name:**

The name of the limited liability company is VENICE POINTE DEV, LLC (the "Company").

**ARTICLE II - Address:**

The initial mailing and street address of the principal office of the Company is 100 SE 3<sup>rd</sup> Avenue, Floor 10, Ft. Lauderdale, Florida 33394.

**ARTICLE III - Duration:**

The period of duration for the Company shall be perpetual, unless dissolved in accordance with the terms of the Operating Agreement of the Company.

**ARTICLE IV - Management:**

The Company is to be manager-managed. The initial manager shall be Green Mills Holdings, LLC, whose address is 100 SE 3<sup>rd</sup> Avenue, Floor 10, Ft. Lauderdale, Florida 33394.

**ARTICLE V - Admission of Additional Members:**

The Company shall admit new Members only upon the unanimous written consent of all the then existing Members of the Company.

**ARTICLE VI - Adoption of Operating Agreement:**

The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization, or Chapter 605, Fla. Stat.

**ARTICLE VII - Initial Registered Agent and Office:**

The initial registered agent for the Company shall be Mitchell Rosenstein, and the street address of the Company's initial registered office is 100 SE 3<sup>rd</sup> Avenue, Floor 10, Ft. Lauderdale, Florida 33394.

**ARTICLE VIII - Amendments:**

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all Members of the Company.

**ARTICLE IX - Indemnification:**

Each individual or entity who is or was a Manager or Member of the Company (and the heirs, executor, personal representatives, administrators, successors or assigns of such individual or entity) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a Manager or Member of the Company ("Indemnitee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnitee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnitee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles of Organization or Operating Agreement of the Company, agreement, vote of Members or otherwise. Any repeal or amendment of this Article by the Members of the Company shall not adversely affect any right or protection of a member or officer existing at the time of such repeal or amendment.

**ARTICLE X - Continuation of Business:**

Unless dissolved in accordance with the Company's Operating Agreement, the remaining Members shall continue the business of the Company, which shall not be dissolved, 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 WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of this 13th day of November, 2018.

**MANAGER:**

GREEN MILLS HOLDINGS, LLC, a  
Florida limited liability company

By: 

Mitchell Rosenstein, Manager

**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.

1. The name of the limited liability company is **VENICE POINTE DEV, LLC.**
2. The name and address of the registered agent and office is:

Mitchell Rosenstein  
100 SE 3rd Avenue, Floor 10  
Ft. Lauderdale, Florida 33394

Having been designated as the Registered Agent for **VENICE POINTE DEV, LLC**, the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited liability company, and states that it is familiar with and accepts its statutory obligations as such, including those obligations contained in Chapter 605, Florida Statutes.

  
\_\_\_\_\_  
Mitchell Rosenstein

Dated this 13<sup>th</sup> day of November, 2018.

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