

8/1/2019

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Email Address: MHasner@therrelbaisden.com

FLORIDA LIMITED LIABILITY CO.  
THE EMERALDBAY 137, LLC

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AUG 02 2019

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**ARTICLES OF ORGANIZATION  
FOR  
THE EMERALDBAY 137, LLC**

**ARTICLE I**

**Name**

The name of the Limited Liability Company is **THE EMERALDBAY 137, LLC**

**ARTICLE II**

**Address**

The mailing address and street address of the principal office of the Limited Liability Company is: 290 W McIntyre St., Key Biscayne, FL 33149.

**ARTICLE III**

**Duration**

This limited liability company shall have a perpetual existence.

**ARTICLE IV**

**Registered Agent**

The street address of the initial registered office of the Limited Liability Company shall be Therrel Baisden, LLP, SunTrust International Center, 1 S.E. 3rd Avenue, Suite 2950, Miami, Florida 33131 and the name of the initial registered agent of the Limited Liability Company at that address is Mark M. Hasner, Esq.

**ARTICLE V**

**Manager-Managed Company**

The Limited Liability Company is to be managed by one or more managers and is therefore a manager-managed company.

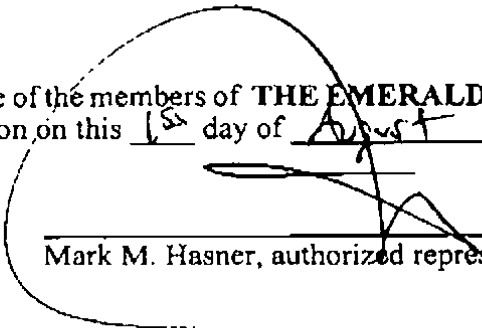
**ARTICLE VI**

**Managers**

The name and address of the Manager is as follows:

Vivian Lopez-Blanco  
290 W McIntyre St.  
Key Biscayne, FL 33149

The undersigned authorized representative of the members of **THE EMERALDBAY 137, LLC** hereby executes these articles of organization on this 15<sup>th</sup> day of August, 2019.

  
Mark M. Hasner, authorized representative

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

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PURSUANT TO THE PROVISIONS OF SECTION 605 FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is **THE EMERALDBAY 137, LLC**.
2. The name and the Florida street address of the registered agent and office are:

Mark M. Hasner, Esquire  
Therrel Baisden, LLP  
SunTrust International Center  
1 S.E. 3rd Avenue, Suite 2950  
Miami, Florida 33131

Having been named as registered agent and to accept service of process for the above stated 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 as provided for in Chapter 605, F.S.



Mark M. Hasner