

9/20/2019

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**FLORIDA LIMITED LIABILITY CO.
F&B Waterfront, LLC**

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**ARTICLES OF ORGANIZATION OF
F&B WATERFRONT, LLC**

ARTICLE I

NAME

The name of this Limited Liability Company shall be: **F&B WATERFRONT, LLC.**

ARTICLE II

PURPOSE

This Limited Liability Company is created for the purpose of transacting any and all lawful business for which limited liability companies may be organized under the laws of the State of Florida or of the United States of America, as may be agreed upon by the members.

ARTICLE III

PLACE OF BUSINESS AND REGISTERED AGENT

The initial principal place of business of the Limited Liability Company shall be: **900 N.E. 20th Avenue, Fort Lauderdale, Florida 33304**, or such other place or places as the members from time to time may determine.

The mailing address of this Limited Liability Company shall be: **900 N.E. 20th Avenue, Fort Lauderdale, Florida 33304**, or such other place or places as the members from time to time may determine.

The initial Registered Agent of the Limited Liability Company shall be **Darrin R. Schutt, Esq., 12601 New Brittany Boulevard, Fort Myers, Florida 33907.**

ARTICLE IV

MANAGEMENT OF BUSINESS

This Limited Liability Company is to be managed by the members. The initial authorized member is:

ANDREAS FRIEDRICH
Hoffeldstrasse 12
AT-2522 Oberwaltersdorf
Austria

MICHAEL BINDER
400 S.W. 1st Avenue
Apt. 1608
Fort Lauderdale, Florida 33301

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**ARTICLE V
REGULATIONS**

At the time of executing these articles of organization, the members of the Limited Liability Company shall adopt regulations containing all provisions for the regulation and management of this company not inconsistent with law or these articles.

The power to alter, amend or repeal these regulations shall be vested in all the members of this company.

**ARTICLE VI
PROPERTY**

Real or personal property originally brought into or transferred to the company, or acquired by the company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of this Limited Liability Company.

**ARTICLE VII
DISTRIBUTION OF EARNINGS**

The Members of the Company shall have the sole discretion whether to issue earnings or retain the same, either in whole or in part. The Members shall not be required to provide a reason for the determination to retain such earnings.

IN WITNESS WHEREOF, the Authorized Agent of the Members has executed these Articles of Organization on this 20th day of September, 2019, and acknowledges that in accordance with §605.0203(1), Florida Statutes, that the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

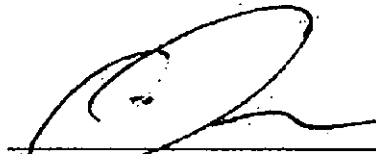


Darin R. Schutt, Esq., Authorized Agent
for Members FRIEDRICH and BINDER

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ACKNOWLEDGEMENT

Having been named to accept service of process for the above-stated Limited Liability Company at the place designated within the Articles of Organization, the undersigned hereby accepts to act in this capacity and agrees to comply with the provisions of § 605.0113(2), Florida Statutes.



Darrin R. Schutt, Esq.

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