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(Requestor's Name)

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(City/State/Zip/Phone #)

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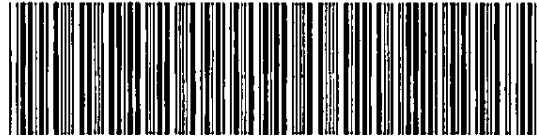
\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: Double Oak Real Estate Investing LLC  
Name of Limited Liability Company

The enclosed Articles of Organization and fees are submitted for filing.

Please return all correspondence concerning this matter to the following:

Nelson S. Diaz

Name of Person

NKQing

Firm/Company

6875 NW 17<sup>th</sup> Street

Address

Margate, FL 33063

City, State and Zip Code

guacoa69@gmail.com

e-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Nelson S. Diaz

Name of Person

at

973

Area Code

508-8109

Daytime Telephone Number

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee    ☐ \$130.00 Filing Fee & Certificate of Status    ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)    ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Street/Courier Address

Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

SECRETARY OF STATE  
TALLAHASSEE, FL

2020 JAN 28 AM 9:07

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**Double Oak Real Estate Investing Limited Liability Company**  
**Articles of Organization**  
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CLERK OF STATE  
TALLAHASSEE, FL



**Articles of Organization**  
**Double Oak Real Estate Investing LLC.**

THESE ARTICLES OF ORGANIZATION forming a limited liability company under the laws of the State of Florida are made and executed this 25 th day of January date ~~2019~~  
2020, by the undersigned.

**ARTICLE I. Name.** The name of the limited liability company is: **Double Oak Real Estate Investing LLC.** (hereinafter referred to as the "Company").

**ARTICLE II. Address.** The mailing address and street address of the principal office of the Limited Liability Company is:

**Principal Office Address**  
6875 NW 17<sup>th</sup> Street  
Margate Fl 33063

**Mailing Addresses**  
6875 NW 17<sup>th</sup> Street  
Margate Fl 33063

**ARTICLE III. Registered Agent, Registered Office, & Registered Agent's Signature:**

The name and the Florida street address of the registered agent are:

Nelson S. Diaz  
6875 NW 17<sup>th</sup> Street  
Margate Fl 33063

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.

  
\_\_\_\_\_  
Registered Agent's Signature (REQUIRED)

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TALLAHASSEE, FL  
SECRETARY OF STATE



**ARTICLE IV.** The name and address of each person authorized to manage and control the Limited Liability Company.

<b>Title</b>	<b>Name and Addresses</b>
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"AMBR"	Nelson S. Diaz 6875 NW 17 <sup>th</sup> Street Margate, FL 33063
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"AMBR"	Neil Diaz 2092 Stillwater Rd. Newton, NJ 07860
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**ARTICLE V.** Effective date, if other than the date of filing: January 1<sup>st</sup> 2020.

**ARTICLE VI. Term.** The term or period of duration of the Company shall commence as of the date of the filing of these Articles of Organization with the Florida Division of Corporations and Commercial Code and shall continue for a term of twenty (20) years from that date, unless sooner terminated pursuant to law or the provisions of the Company's Operating Agreement.

**ARTICLE VII. Business Purpose.** The character and purposes of the Company and its business are (1) real estate development; (2) to engage in any lawful act or activity for which companies may be organized under the laws of the State of Florida.

**ARTICLE VIII. Management.** The management of the company shall be vested in the Member-Managers, and a majority of the Member-Managers voting shall be necessary for all decisions affecting the Company. The Member-Managers shall serve until their successors are appointed or until their resignation or removal. The initial Memer-Managers of the

company and their addresses are as follows:

Nelson S. Diaz 6875 NW 17 <sup>th</sup> Street	Neil Diaz 2092 Stillwater Rd
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Margate, FL 33063

Newton, NJ 07860

**ARTICLE IX. Members.** This company will have two (2) or more Members upon formation and will always maintain at least two (2) Members. New Members may be added to the Company only with the unanimous consent of all the existing Members. If a Member sells or assigns an interest in the Company, the purchaser or assignee is entitled to all of the financial rights of the selling or assigning Member in the Company. The purchaser or assignee IS ☐ IS NOT ☒ permitted to participate in the management of the Company without the MAJORITY ☐ UNANIMOUS ☒ consent of the non-selling Members. The Organizing Members of the Company and their addresses are as follows:

Nelson S. Diaz  
6875 NW 17<sup>th</sup> Street  
Margate, FL 33063

Neil Diaz  
2092 Stillwater Rd.  
Newton, NJ 07860

As provided in the Company's Operating Agreement, certain powers are vested solely in the Members, acting unanimously, and in the event all Managers resign or are removed from office as provided in the Company's Operating Agreement, the business of the Company shall be under the exclusive management of the Members, acting unanimously.

**ARTICLE X. Continuation of Business.** Under the terms of the operating agreement, the Members MAY ☐ MAY NOT ☒ continue the business without dissolution upon the death, expulsion, resignation, or withdrawal of a Member from the Company WITH ☐ WITHOUT ☒ the consent of all of the remaining Members.

**ARTICLE XI. Non-statutory Grounds for Dissolution.**  
The Members agree that the non-statutory grounds for

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dissolution of the Company are as follows: the non-statutory grounds for dissolution of the Company shall be a unanimous vote of then-remaining Members.

**ARTICLE XII. Member Liability.** The members will not be liable for the debts and obligations of the Company.

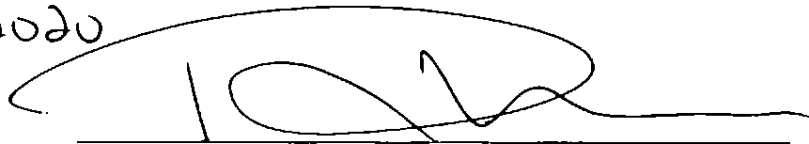


STATE OF FLORIDA

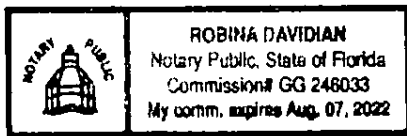
COUNTY OF BROWARD

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Nelson S. Diaz , personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that, by their signatures on the instrument, the persons executed the instrument.

01/01/23/2020



NOTARY PUBLIC



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TALLAHASSEE, FL

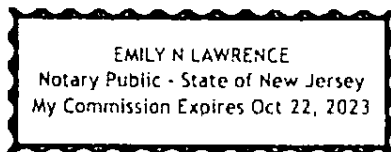


Sussex (u)

COUNTY OF WARREN

State of New Jersey

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Neil Diaz, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that, by their signatures on the instrument, the persons executed the instrument.



Emily Lawrence 1/7/2020  
NOTARY PUBLIC

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The undersigned hereby acknowledge and affirm to the below named notary public that (1) they appeared before such notary public, hold the positions or titles set forth, and, on behalf of the above named limited liability company by proper authority, either executed the foregoing document before such notary public or acknowledged to such notary public that the undersigned executed the foregoing document, and that (2) the foregoing document was the act of such limited liability company for the purpose stated in it.

Dated the 23<sup>rd</sup> day of January, 2019.  
2020 NO

Nelson S. Diaz

Nelson S. Diaz, Member

Neil Diaz

Neil Diaz, Member

Nelson S. Diaz

Nelson S. Diaz, Manager

Jan 23, 2020

Neil Diaz

Neil Diaz, Manager

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TALLAHASSEE, FL

REQUIRED SIGNATURE:

Nelson S. Diaz

Signature of a member or an authorized representative of a member



*Nelson S. Diaz*

Typed or printed name

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SECRETARY OF STATE  
TALLAHASSEE, FL