

L20000054449

Florida Department of State

Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H20000058276 3)))



H200000582763ABC

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations

Fax Number : (850) 617-6391

From:

Account Name : GREENSPOON MARDER, P.A.

Account Number : 076064003722

Phone : (888) 491-1120

Fax Number : (954) 333-4242

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

Email Address: ALAN.COHN@GMLAW.COM

FLORIDA LIMITED LIABILITY CO.
EMPIRE PROFESSIONAL BUILDING LLC

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

2020 FEB 21 PM 2:52

2020 FEB 21 AM 9:45

H20000058276

**ARTICLES OF ORGANIZATION OF
EMPIRE PROFESSIONAL BUILDING LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I — NAME

The name of the limited liability company is EMPIRE PROFESSIONAL BUILDING LLC (the "Company").

ARTICLE II — ADDRESS

The mailing address and street address of the principal office of the Company is 3100 N. Ocean Boulevard, Suite 809, Fort Lauderdale, Florida 33308.

ARTICLE III — DURATION

The period of duration for the Company shall be perpetual.

ARTICLE IV — REGISTERED AGENT AND ADDRESS

The name and street address of the initial registered agent of the Company in the State of Florida is Alan B. Cohn, Greenspoon Marder LLP, 200 East Broward Blvd, Suite 1800, Fort Lauderdale, Florida 33301.

ARTICLE V — MANAGEMENT

The Company will be manager-managed. The names and addresses of the initial members of the Board of Managers of the Company are:

Anthony T. Schiuma
3100 N. Ocean Blvd., Suite 809
Ft. Lauderdale, FL 33308

Beverly A. Schiuma
3100 N. Ocean Blvd., Suite 809
Ft. Lauderdale, FL 33308

H20000058276

ARTICLE VI — AUTHORIZED REPRESENTATIVE

The name and address of the Authorized Representative signing these Articles is Anthony T. Schiuma, 3100 N. Ocean Blvd., Suite 809, Ft. Lauderdale, FL 33308.

IN WITNESS WHEREOF, the undersigned as Authorized Representative has made and subscribed these Articles of Organization this 12th day of February, 2020.



Anthony T. Schiuma
Authorized Representative

20 FEB 21 PM 2:52

H20000058276

**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.

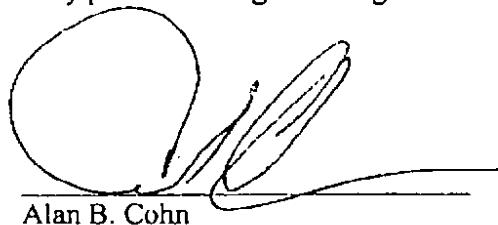
1. The name of the limited liability company is:

EMPIRE PROFESSIONAL BUILDING LLC
2. The name and address of the registered agent and office is:

Alan B. Cohn
Greenspoon Marder LLP
200 E. Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301

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.

Dated: February 17, 2020



Alan B. Cohn

20 FEB 21 PM 2:50