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Florida Department of State
Division of Corporations
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To:

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

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**FLORIDA LIMITED LIABILITY CO.
ONE WAY REALTY GROUP LLC**

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$125.00

**ARTICLES OF ORGANIZATION
OF
ONE WAY REALTY GROUP LLC**

The undersigned organizer hereby adopts the following Articles of Organization under the provisions of Chapter 605.0201 of the Florida Statutes:

ARTICLE I

Name

The name of the Limited Liability Company is: **ONE WAY REALTY GROUP LLC**

ARTICLE II

Principal and Mailing Address

2.01 The complete street address of the initial designated principal office is:

**17070 Collins Ave Suite 261
Sunny Isles Beach, FL 33160**

2.02 The complete mailing address is:

**17070 Collins Ave Suite 261
Sunny Isles Beach, FL 33160**

ARTICLE III

Duration

The duration of the Limited Liability Company shall be **perpetual**.



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ARTICLE VII
Initial Contribution

The total amount of cash and a description of agreed upon value of property other than cash contributed is set forth in a written subscription agreement.

ARTICLE VIII
Purpose

The purpose for which the company is organized is to conduct any and all lawful business for which Limited Liability Companies can be organized under the laws of the United States and of this state. This Company may exercise all power and rights which a limited liability company may exercise under the Florida Limited Liability Act.

ARTICLE IX
Liability

Pursuant to the Florida statutes, any and all debts, obligations or other liabilities of this Company are solely the responsibility of the Limited Liability Company. Any manager or member of this Company is hereby not personally liable for such debts or liabilities solely by reason of their title.

ARTICLE X
Members Right to Continue Business

Upon death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event that terminates the continued membership of a member in this Company, the remaining members shall have the right to continue the business provided there is at least one remaining member.



ARTICLE IV
Management

The managers of the Limited Liability Company and their addresses are named as followed:

Name	Title	Address
Arlindo Machado	MGR	17070 Collins Ave Suite 261 Sunny Isles Beach, FL 33160

ARTICLE V
Registered Agent

5.01 The name and address of the initial registered agent is:

Arlindo Machado
17070 Collins Ave Suite 261
Sunny Isles Beach, FL 33160

ARTICLE VI

• **Statement of Acceptance by Registered Agent** •

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 (signature)



**ARTICLE XI
DISSOLUTION**

This Company may be dissolved at any time on the affirmative vote of at least two thirds (2/3) of majority of the members of this Company entitled to vote thereon. On dissolution, the Company's property and assets shall, after payment of all debts of the Company, be distributed to the members according to the preceding contribution of each one to the capital of this Company.

In accordance with section 605.0203 (1) (b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.)

October 16, 2020.



Arlindo Machado

Member or an Authorized Representative of a Member

