

# L20000360906

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**FLORIDA LIMITED LIABILITY CO.  
999 BRICKELL BAY DRIVE 1209 LLC**

Certificate of Status	0
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Page Count	04
Estimated Charge	\$125.00

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**ARTICLES OF ORGANIZATION  
OF  
999 BRICKELL BAY DRIVE 1209 LLC**

**a Florida Limited Liability Company**

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

**ARTICLE I**

The name of the limited liability company (the "Company") shall be:

**999 BRICKELL BAY DRIVE 1209 LLC**

**ARTICLE II**

The street address of the principal office and mailing address of the Company is:

**5902 21<sup>st</sup> Avenue  
Brooklyn, NY 11204**

**ARTICLE III**

The name and Florida address of the Company's Registered Agent is:

**James Piccolino, Esq.  
801 Brickell Bay Drive, Apt. 1665  
Miami, FL 33131**

**ARTICLE IV**

The Company shall be managed by one or more Managers in accordance with the Operating Agreement adopted by the members for the management of the business and affairs of the Company. Managers must act jointly.

The Manager(s) of the Company shall be:

**Jerry Piccolino  
5902 21<sup>st</sup> Avenue  
Brooklyn, NY 11204**

**Mary Piccolino  
5902 21<sup>st</sup> Avenue  
Brooklyn, NY 11204**

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**ARTICLE V**

The Company's existence shall be perpetual.

**ARTICLE VI**

The Managers and the member(s) shall not be personally liable for the debts, obligations, or liabilities of the Company.

**ARTICLE VII**

The power to amend, alter or repeal these Articles of Organization shall be as set forth in the Operating Agreement of the Company.

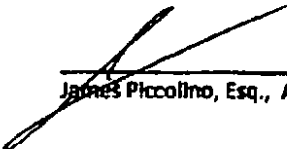
**ARTICLE VIII**

The Company has the authority and shall issue Certificates of Membership to each member evidencing that member's interest in the Company.

**ARTICLE IX**

The effective date of the Company's formation shall be ☐ the date of the filing of these Articles of Organization with the Florida Secretary of State, or ☒ 5 business days prior to the date of the filing of these Articles of Organization with the Florida Secretary of State, as permitted by §605.0207, Fla. Stat.

11-20-2020, 2020

  
James Piccolino, Esq., Authorized Agent

Fax Audit No. H20000395257 3

**ACCEPTANCE OF REGISTERED AGENT**

Having been named as Registered Agent and to accept service of process for 999 BRICKELL BAY DRIVE 1209 LLC at the place designated in these Articles of Organization, 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, Fla. Stat.

11-20-2020, 2020

  
James Piccolino, Esq., Authorized Agent