

**L20000386535**

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.**

(((H20000427090 3)))



H200004270903ABCY

**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) 617-6381

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:** searoblejo@aol.com

**FLORIDA LIMITED LIABILITY CO.  
16952 NE 23 LLC**

Certificate of Status	0
Certified Copy	1
Page Count	x01x 02
Estimated Charge	\$155.00

2020 DEC 15 AM 6:59  
2020 DEC 15 AM 9:12

(((H20000427090 3)))

ARTICLES OF ORGANIZATION  
OF  
16952 NE 23 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 16952 NE 23 LLC.

ARTICLE II – Address:

The mailing address and street address of the principal office of the Limited Liability Company is 4000 Hollywood Blvd., #555-S, Hollywood, Florida 33021.

ARTICLE III – Duration:

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist: perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

ARTICLE IV – Registered Agent:

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

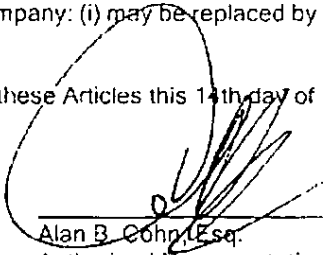
ARTICLE V – Management:

The Limited Liability Company is to be managed by managers and the name and address of the initial manager who is to serve as manager is:

Guy R. Roblejo  
5011 Monroe Street  
Hollywood, Florida 33021

The managers of this Limited Liability Company: (i) may be replaced by the members, and (ii) shall be elected by the members.

Whereof, the undersigned has executed these Articles this 14th day of December, 2020.

  
\_\_\_\_\_  
Alan B. Cohn, Esq.  
Authorized Representative of Member

2020 Dec 15 PM 6:59

(((H20000427090 3)))

(((H20000427090 3)))

9  
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: 16952 NE 23 LLC
2. The name and address of the registered agent and office is:

Greenspoon Marder LLP (the "Firm")  
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, the undersigned hereby accepts the appointment as registered agent and agree to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and the undersigned is familiar with and accept the obligations of its position as registered agent.*

Alan B. Cohn, Esq. on behalf of  
The Firm

(Signature)

December 14, 2020

Date

2020 DEC 15 AM 6:59

5000

(((H20000427090 3)))