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**FLORIDA LIMITED LIABILITY CO.  
ART CENTER DEVELOPERS, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
ART CENTER DEVELOPERS, LLC**

The undersigned as organizer for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the information, rights, privileges and amenities of limited liability companies for profit. It is further declared that the following Articles shall be the charter and authority for the conduct of business of such limited liability company.

**ARTICLE I  
NAME**

Section 1.1. The name of the limited liability company shall be ART CENTER DEVELOPERS, LLC

**ARTICLE II  
PURPOSES AND POWERS**

Section 2.1. This limited liability company is organized for the purpose of conducting any and all lawful business for which limited liability companies may be organized under Chapter 608, Florida Statute and this limited liability company shall have all the powers of a limited liability company under Chapter 608, Florida Statute.

**ARTICLE III  
LIMITED LIABILITY COMPANY POWERS**

Section 3.1. All limited liability powers and control shall be exercised by or under the authority, and the business and affairs of this limited liability company shall be managed under the direction of the manager of this limited liability company, pursuant to an operating agreement. This article may be amended from time to time and the regulation of limited liability company by unanimous vote of the members of the limited liability company.

Section 3.2. The power to adopt, alter, amend or repeal the regulations of the limited liability company shall be vested in the members of the limited liability company, pursuant to an operating agreement.

Section 3.3. This limited liability company reserves the right to amend or repeal any provisions contained in these Articles of Organization, or any amendment hereto, and any right conferred upon the members is subject to this reservation.

**ARTICLE IV**

Stuart A. Lipson, Esq.  
Fla. Bar No. 885770  
16900 N.E. 19<sup>th</sup> Avenue  
N. Miami Beach, FL 33162  
(305) 940-2800

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**DURATION**

Section 4.1. This limited liability company shall exist for the maximum duration permitted by Chapter 605/608, Florida Statute, or until dissolved in a manner provided by law or as provided in the regulations adopted by the members.

**ARTICLE V**  
**PRINCIPAL OFFICE/MAILING ADDRESS OF CORPORATION**

Section 5.1. The principal office and mailing address of the limited liability company shall be located at 20533 Biscayne Blvd., Suite 4218, Aventura, FL 33180.

**ARTICLE VI**  
**MANAGEMENT**

Section 6.1. Management of this limited liability company is reserved to its one or more managing members or managers reflected in its operating agreement, whose names and addresses are as follows:

RANDY LEVINE, TRUSTEE, MANAGER  
RANDY LEVINE REVOCABLE TRUST U/T/D 4/5/2007 AS AMENDED  
20533 Biscayne Blvd. #4218  
Aventura, FL 33180

**ARTICLE VII**  
**INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

Section 7.1. The address of the initial registered office of the limited liability company is 16900 N.E. 19<sup>th</sup> Avenue, N. Miami Beach, FL 33162, and the name of the initial registered agent at such address is Stuart A. Lipson, Esquire.

**ARTICLE VIII**  
**RESTRICTION ON MEMBERSHIP**

Section 8.1. Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company. A member's interest in the limited liability company may not be sold or otherwise transferred except with the written consent of the members.

Section 8.2. Upon death, the retirement, resignation, expulsion, bankruptcy or dissolution of a member, or the occurrence of any other event that terminates the contingent membership of a member in the limited liability company, the remaining members shall have the right to continue the business upon the unanimous consent of such remaining members.

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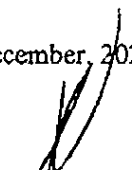
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**ARTICLE IX**  
**INDEMNIFICATION**

The limited liability company shall indemnify any member, or any former member, to the full extent permitted by law.

The undersigned, being the organizer of the limited liability company, hereby certify that the foregoing constitutes the Articles of Organization of ART CENTER DEVELOPERS, LLC

Executed by the undersigned on this 18<sup>th</sup> day of December, 2020.

  
\_\_\_\_\_  
STUART A. LIPSON, ESQ  
Authorized Rep. Of a Member

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2020, by STUART A. LIPSON, ESQ., who is personally known to me or who produced \_\_\_\_\_ as identification, and who (did)(did not) take an oath.

*Not  
Physically  
Present*



ERNESTO AVILA  
Commission # HH 031357  
Expires October 6, 2024  
Became The Budget Notary Services

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Name of Acknowledger

\_\_\_\_\_  
Title or Rank

\_\_\_\_\_  
Serial Number (if any)

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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Section 48.091 and Section 608.415, Florida Statutes, the following is submitted in compliance with said Sections:

ART CENTER DEVELOPERS, LLC, desiring to organize under the laws of the State of Florida with its principal office as indicated in the Certificate of Organization, at the City of Aventura, County of Miami-Dade, State of Florida, has named Stuart A. Lipson, Esq., located at 16900 NE 19<sup>th</sup> Avenue, N. Miami Beach, FL 33162, Miami-Dade County, State of Florida, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-named limited liability company, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Sections relative to keeping open said office.

  
\_\_\_\_\_  
Stuart A. Lipson, Esq.  
Registered Agent

Date: December 13, 2020

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