

L21000303196
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.

(((H21000255086 3)))



H210002550863ABCS

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 : GUNSTER, YOAKLEY & STEWART, P.A.
Account Number : 076117000420
Phone : (561)650-0728
Fax Number : (561)671-2527

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

Email Address: mstocks@gunster.com

FLORIDA LIMITED LIABILITY CO.
DOWNTOWN 1ST STREET LLC

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	\$160.00

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 06-30-2021 BY 60322
21 JUN 30 PM 12:43

2021 JUN 30 PM 2:36

Electronic Filing Menu

Corporate Filing Menu

Help

W O'KEEFE
JUL 01 2021

H21000255086 3

**ARTICLES OF ORGANIZATION
FOR
DOWNTOWN 1ST STREET LLC
(A Florida Limited Liability Company)**

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

**ARTICLE 1
NAME**

The name of the Limited Liability Company is DOWNTOWN 1ST STREET LLC (the "Company").

**ARTICLE 2
DURATION**

The Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

**ARTICLE 3
NATURE OF BUSINESS**

The Company is organized for the purpose of transacting any and all lawful business permitted under the Act.

**ARTICLE 4
ADDRESS**

The initial principal office address and mailing address of the Company is 425 Northern Boulevard, Great Neck, New York 11021.

**ARTICLE 5
INITIAL REGISTERED AGENT AND REGISTERED OFFICE**

The street address of the initial registered office of the Company is 115 N Calhoun Street, #4, Tallahassee, Florida 32301, and the name of the initial registered agent of the Company at that address is Cogency Global Inc.

**ARTICLE 6
MEMBERSHIP CERTIFICATES**

Each Member's interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign its membership interest in the Company to any other person except as provided for in the Company's Operating Agreement.

FILED
2021 JUN 30 PM 12:14
TALLAHASSEE, FLORIDA



H21000255086 3

**ARTICLE 7
MANAGEMENT**

The Company shall be managed by one or more managers in accordance with the Company's Operating Agreement. The initial manager of the Company is:

Ramin Shirian
425 Northern Boulevard
Great Neck, New York 11021

**ARTICLE 8
AMENDMENT**

The company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the members is subject to this reservation.

IN WITNESS WHEREOF the undersigned has executed these Articles as of the 29th day of June, 2021.

/s/ Nicholas Dyal

Nicholas Dyal, Authorized Representative

(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

FILED
21 JUN 30 PM 12:44
TALLAHASSEE, FLORIDA

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, Cogency Global Inc. hereby accepts the appointment as registered agent and agrees to act in this capacity. Cogency Global Inc. further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S.

COGENCY GLOBAL INC.

/s/ John Celatka

By: _____
John Celatka, Asst. Secretary

Dated: June 29, 2021