

7/21/2021

**L21000333438**

Florida Department of State

Division of Corporations

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To:

Division of Corporations

Fax Number : (850)617-6381

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.

Account Number : 110432003053

Phone : (561)694-8107

Fax Number : (561)214-8442

**\*\*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.****Beachwise Real Estate LLC**

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Beachwise Real Estate LLC

### Article II. Address

The street address of the Company's initial principal office is:  
Beachwise Real Estate LLC  
10837 Garden Ridge Court  
Davie FL 33328

The mailing address of the Company's initial principal office is:  
Beachwise Real Estate LLC  
10837 Garden Ridge Court  
Davie FL 33328

### Article III. Registered Agent

The name and street address of the Company's registered agent is:

Corporate Creations Network Inc.  
801 US Highway 1  
North Palm Beach FL 33408

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

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### Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

### Article VI. Management

This will be a member-managed company. The name and address of each member is:

Don Gerard Pingaro II  
10837 Garden Ridge Court  
Davie FL 33328  
Jacob Lyman  
10837 Garden Ridge Court  
Davie FL 33328

### Article VII. Company Existence

The Company's existence shall begin effective as of July 21, 2021.

The undersigned authorized representative of a member executed these Articles of Organization on 7/21/2021.



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CORPORATE CREATIONS INTERNATIONAL  
Timothy Pratts Account Manager  
by Jenisa S. Irizarry as Attorney-in-Fact

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

## STATEMENT OF REGISTERED AGENT

### LIMITED LIABILITY COMPANY:

Beachwise Real Estate LLC

### REGISTERED AGENT/OFFICE:

Corporate Creations Network Inc.

801 US Highway 1

North Palm Beach FL 33408

UNITED STATES

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



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CORPORATE CREATIONS NETWORK INC.

Timothy Pratts, Account Manager

by Jenisa S. Irizarry as Attorney-in-Fact

Date: July 21, 2021.

Corporate Creations International

801 US Highway 1

North Palm Beach FL 33408

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