

**LAZ 060150908**

Florida Department of State  
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(((H22000131240 3)))



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Fax Number : (850)617-6381

From:  
Account Name : ARAZOZA & FERNANDEZ-FRAGA P.A.  
Account Number : 076624003440  
Phone : (305)444-6226  
Fax Number : (305)442-4829

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2022 APR 11 PM 12:03  
STATE TREASURER OF FLORIDA  
TALLAHASSEE, FLORIDA

**FLORIDA LIMITED LIABILITY CO.  
10245 SW LLC**

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ARTICLES OF ORGANIZATION

OF

10245 SW LLC

The undersigned members to these Articles of Organization hereby associate themselves together to form a Limited Liability Company under the laws of the State of Florida.

ARTICLE I  
NAME

The name of this Limited Liability Company is: 10245 SW LLC

ARTICLE II  
GENERAL NATURE OF BUSINESS

The Limited Liability Company may engage in any activity or business permitted under the laws of the United States and of the State of Florida.

ARTICLE III  
TERM OF EXISTENCE

This Limited Liability Company is to exist perpetually. The Limited Liability Company's business will continue without regard to the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company.

ARTICLE IV  
ADDRESS

The principal office and the mailing address of this Limited Liability Company in the State of Florida is 3789 NE 168 STREET, NORTH MIAMI BEACH, FL 33160. The Board of Managers may from time to time move the principal office to another address in Florida.

ARTICLE V  
REGISTERED OFFICE, REGISTERED AGENT

That 10245 SW LLC, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Organization at the County of Miami-Dade, State of Florida, hereby designates EDDIE FERNANDEZ, as its Registered Agent to accept services within the State. The registered office of the Limited Liability Company shall be 3789 NE 168 STREET, NORTH MIAMI BEACH, FL 33160.

2022 APR 11 04:12:03  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
L.L.C.

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**ARTICLE VI**  
**MANAGEMENT**

The Limited Liability Company is to be managed by one or more managers and is, therefore, a manager - managed company.

The Initial Manager of the Company is:

EDDIE FERNANDEZ, of  
3789 NE 168 STREET, NORTH MIAMI BEACH, FL 33160

WITNESS the hand and seal of the Authorized Person in Miami-Dade County, State of Florida, the 11<sup>th</sup> day of April 2022

  
Eddie Fernandez  
Authorized Person

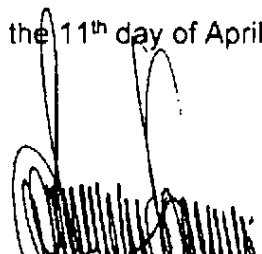
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STATE OF FLORIDA  
MIAMI-DADE COUNTY

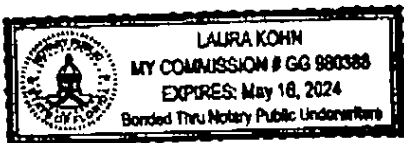
STATE OF FLORIDA            )  
  ) SS:  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me via  physical presence or  electronic appearance on this 11<sup>th</sup> day of April 2022, by Eddie Fernandez, as Authorized Person for 10245 SW LLC, being personally known to me or having produced a FL DRIVERS LICENSE as identification.

WITNESS my hand and seal at Miami-Dade County, Florida the 11<sup>th</sup> day of April 2022.

My commission expires:

  
\_\_\_\_\_  
Laura Kohn, Notary Public  
State of Florida at Large



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

In compliance with Section 48.091, Florida statutes, the following is submitted:

FIRST: That 10245 SW LLC, desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at the County of Miami-Dade, State of Florida, designates EDDIE FERNANDEZ, as its Registered Agent to accept services within the State. The registered office of the Limited Liability Company shall be 3789 NE 168 STREET, NORTH MIAMI BEACH, FL 33160.

Having been named to accept service of process for the above stated Limited Liability Company, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

THE REGISTERED AGENT

*Eddie Fernandez*

Eddie Fernandez  
April 11, 2022

REGISTRATION OF STAFF  
ALLAHASSEE, FLORIDA

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FILE