

# L22000171164

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FLORIDA LIMITED LIABILITY CO.  
2011 JOHNSON ST LLC

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**ARTICLES OF ORGANIZATION  
OF  
2011 JOHNSON ST LLC**

a Florida Limited Liability Company

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The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat., hereby makes, acknowledges, and files the following Articles of Organization.

**ARTICLE I**

The name of the limited liability company (the "Company") shall be:

**2011 JOHNSON ST LLC**

**ARTICLE II**

The street address of the principal office and mailing address of the Company is:

**5055 COLLINS AVE  
SUITE 14 C  
MIAMI, FL 33140**

**ARTICLE III**

The name and Florida address of the Company's Registered Agent is:

**THE JACOBS LAW GROUP  
20700 WEST DIXIE HIGHWAY  
AVENTURA, FL 33180**

**ARTICLE IV**

The Company shall be managed by one or more Managers in accordance with the Operating Agreement adopted by the members for the management of the business and affairs of the Company.

The Manager(s) of the Company shall be:

**STUART MORGINSTIN  
5055 COLLINS AVE, SUITE 14 C  
MIAMI, FL 33140**

**JONATHAN MORGINSTIN  
5055 COLLINS AVE, SUITE 14 C  
MIAMI, FL 33140**

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ARTICLE V

The Company's existence shall be perpetual.

ARTICLE VI

The Managers and the member(s) shall not be personally liable for the debts, obligations, or liabilities of the Company.

ARTICLE VII

The power to amend, alter or repeal these Articles of Organization shall be as set forth in the Operating Agreement of the Company.

ARTICLE VIIIThe effective date of the Company's formation shall be ☐ the date of the filing of these Articles of Organization with the Florida Secretary of State, or ☒ 5 business days prior to the date of the filing of these Articles of Organization with the Florida Secretary of State, as permitted by §605.0207, Fla. Stat.

April 22, 2022

Ana Cosculluela, Esq.  
Authorized RepresentativeACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent and to accept service of process for 2011 JOHNSON ST LLC at the place designated in these Articles of Organization, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent, as provided for in Chapter 605, Fla. Stat.

April 22, 2022

The Jacobs Law Group

By: 

Ana Cosculluela, Esq.

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