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Account Name : RICARDO MARTINEZ-CID, P.A.  
Account Number : 076640001666  
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Fax Number : (305)854-9788

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FLORIDA LIMITED LIABILITY CO.  
NIK-VIV 05 LLC

Certificate of Status	0
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**RICARDO MARTINEZ-CID**

Professional Association  
Attorney at Law

2250 SW 3 Avenue, Suite #203, Miami, Florida 33129-2028  
Telephone (305) 632-1950 Facsimile (305) 854-9788  
e mail: mtnezcid@aol.com

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P. O. Box 6327, Tallahassee, Florida 32314

VIA: (850) 617 6381

SENT BY: Ricardo Martinez-Cid, Esq.

DATE: May 23, 2022

Gentlemen:

The proposed Articles of Organization, and Certificate of Designation of Registered Agent and Office, and the Audit for a Florida limited liability company to be known as **NIK-VIV 05 LLC** follow. Debit my account for the amount of \$125.00, covering the filing fee and registered agent certificate.

---

Ricardo Martinez-Cid, P.A.  
2250 SW 3 Avenue, Suite #203  
Miami, Florida 33129-2028  
Telephone # (305) 632-1950  
Facsimile # (305) 854-9788

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RICARDO MARTINEZ-CID

Page Two

May 23, 2022

Upon filing Articles of Organization, Affidavit of Capital Contributions, and Certificate of Designation of Registered Agent and Office, please, provide, via facsimile, a good standing certificate and a certified copy of the Articles of Organization. Thank you for your cooperation.

Sincerely,

*Ricardo Martinez-Cid*

Ricardo Martinez-Cid

RMC/ng

cc: frederic.beauthier1@telefonica.net  
graciela.martinez@telefonica.net, jjmartinez@JMGacctg.com

PS: The email address to be used for annual reports is  
frederic.beauthier1@telefonica.net

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**NIK-VIV 05 LLC**

**ARTICLES OF ORGANIZATION OF FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I - Name:**

The name of the Florida Limited Liability Company is:

**NIK-VIV 05 LLC**, hereinafter designated the "Limited Liability Company."

**ARTICLE II - Address:**

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

**NIK-VIV 05 LLC**  
2250 SW 3 Avenue  
Suite #203  
Miami, Florida 33129.

**ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:**

The name and the Florida address of the registered agent of Limited Liability Company is:

Ricardo Martinez-Cid, Esq.  
2250 SW 3 Avenue, Suite #203  
Miami, Florida 33129.

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Ricardo Martinez-Cid, P.A.  
2250 SW 3 Avenue, Suite #203  
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email: mtnezcid@aol.com  
Facsimile # (305) 854-9788

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*Having been named as registered agent and to accept service of process for above stated limited liability company at the place designated in this certificate, 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 in Chapter 605, Florida Statutes.*

  
\_\_\_\_\_  
Ricardo Martinez-Cid

**ARTICLE IV - Management:**

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

**ARTICLE V - Initial Managers and Officers:**

The Limited Liability Company will initially have two (2) managers. The number of managers may either increase or diminish from time to time, as established by the sole initial Member, as provided in the Regulations adopted by the Limited Liability Company, but will never be less than one (1). The initial managers of the Limited Liability Company are **GRACIELA MARTINEZ FRAMIS**, 2250 SW 3 Avenue, Suite #203, Miami, Florida 33129, who shall also serve as initial president, and **FREDERIC PAUL LUC BEAUTHIER**, who shall also serve as initial Vice President-Secretary-Treasurer, also 2250 SW 3 Avenue, Suite #203, Miami, Florida 33129.

\_\_\_\_\_  
Ricardo Martinez-Cid, P.A.  
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**ARTICLE VI - Scope of Managers' Authority:**

Subject to the express limitation that (i) only the Manager-President and the Manager-Vice President named in these Articles of Organization, whether they appear as such, or only as managers in future annual filings with the Florida Secretary of State, by their sole (1) signature, or (ii) any other two (2) managers elected to serve as such in the future, acting jointly, my sell, lease for a term of more than one year, transfer, hypothecate, mortgage, or otherwise deal with real estate owned by the Limited Liability Company, each manager shall exercise the broadest powers granted by law, including, without limitation, except as may be otherwise limited by law, the power and authority to, except as provided above, buy, develop, manage, sell, lease, rent, pledge, mortgage, transfer, exchange, convert, partition, and otherwise dispose of, and grant options with respect to, any and all property at any time owed by the Limited Liability Company or in or to which the Limited Liability Company may have an interest and/or claim, or any interest therein; and any sale may be a public or private sale for cash or for credit, with or without security; all for such purposes, at such times, and upon such terms as the Manager, may by his/her sole signature, alone or joined by other Managers, if any, determine. No transferee, lender, or other person will be bound to see to or be liable for the application of the proceeds of any transaction with a Manager of this Limited Liability Company. The powers and authority herein described are not in limitation of any powers otherwise conferred upon a Manager of this Limited Liability Company by law. Subject to and as provided above, the President, Vice President, Secretary and Treasurer of the Limited Liability Company will have duties similar to those found in a Florida corporation.

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**ARTICLE VII - Transferability of Member's Interest:**

No member will have the right to assign the member's interest in the Limited Liability Company without the written agreement of a majority of the Units. If a majority of the Units do not approve the assignment, the assignee will have no right to become a member, to participate in the elections of the managers of the Limited Liability Company or to exercise any other rights or powers of a member. The assignee will 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.

**ARTICLE VIII - Nature of Business and Purpose:**

The Limited Liability Company is organized to purchase, develop and manage quality South Florida real estate, and for all other lawful businesses.

**ARTICLE IX. Beginning of Limited Liability Company Existence:**

The Limited Liability Company's existence will begin effective as of five (5) labor days before date this Articles of Organization are filed with the Florida Secretary of State.

**ARTICLE X - Duration:**

The duration of the Limited Liability Company will be perpetual, unless the Limited Liability Company dissolves in accordance with the provisions of the Limited Liability Company's Regulations of these Articles of Organization.

Ricardo Martinez-Cid, P.A.  
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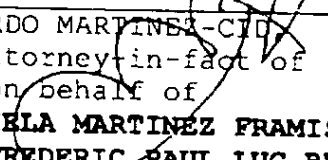
**ARTICLE XI - Dissolution:**

The Limited Liability Company will be dissolved upon the death, bankruptcy, dissolution or termination of a member's membership in the Limited Liability Company for any reason, unless the business of the Limited Liability Company is continued by the written consent of all the remaining members of the Limited Liability Company within thirty (30) days after any of these events.

**ARTICLE XII - Percentage Interest: Membership Certificate:**

The profits and losses of the Limited Liability Company will be allocated to the members in accordance with and in proportion to each member's Percentage Interest (which will be equal to the number of Units owned by a member divided by the total number of the Units owned by all members), unless otherwise provided in the Regulations of the Limited Liability Company. A member's interest in the Limited Liability Company may be evidenced by a Membership Certificate issued by the Limited Liability Company.

IN WITNESS WHEREOF, RICARDO MARTINEZ-CID, as attorney-in-fact of, for and on behalf of **GRACIELA MARTINEZ FRAMIS** and **FREDERIC PAUL LUC BEAUTHIER**, executed these Articles of Organization, this May 23, 2022, and, under the penalties of perjury, the undersigned affirms that the facts stated herein are true.

  
\_\_\_\_\_  
RICARDO MARTINEZ-CID  
as attorney-in-fact of  
and on behalf of  
**GRACIELA MARTINEZ FRAMIS**  
and **FREDERIC PAUL LUC BEAUTHIER**

(In accordance with section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third-degree felony as provided in §817.155, Florida Statutes)

\_\_\_\_\_  
Ricardo Martínez-Cid, P.A.  
2250 SW 3 Avenue, Suite #203  
Miami, Florida 33129-2028  
Telephone # (305) 632-1950  
email: mtnezcid@aol.com

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**NIK-VIV 05 LLC**

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT / REGISTERED OFFICE**

1. The name of the Florida Limited Liability Company is:  
**NIK-VIV 05 LLC**, hereinafter designated the "Limited Liability Company."
2. The name and the Florida street address of the registered agent of the Limited Liability Company is:  
Ricardo Martinez-Cid  
2250 SW 3 Avenue, Suite #203  
Miami, Florida 33129.

*Having been named as registered agent and to accept service of process for the Limited Liability Company at the place designated in this certificate, 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 in Chapter 605, Florida Statutes.*

  
\_\_\_\_\_  
Ricardo Martinez-Cid

\_\_\_\_\_  
Ricardo Martínez-Cid, P.A.  
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MIAMI-DADE COUNTY )  
CITY OF MIAMI ) S.S.  
STATE OF FLORIDA )

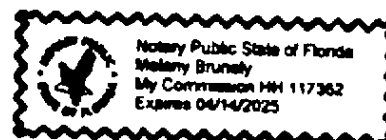
I HEREBY CERTIFY that on this day, RICARDO MARTINEZ-CID, who is personally known to me, appeared before me, by means of physical presence, as attorney in fact for **GRACIELA MARTINEZ FRAMIS** and **FREDERIC PAUL LUC BEAUTHIER**, and under oath, and he acknowledged before me that he executed the foregoing document, for the purposes therein expressed, for and on behalf of as attorney in fact for **GRACIELA MARTINEZ FRAMIS** and **FREDERIC PAUL LUC BEAUTHIER**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in Miami, Florida, on this May 23, 2022.

[illegible]

Notary Public / State of Florida

(Name of Notary Public)



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Ricardo Martinez-Cid, P.A.  
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\_\_\_\_\_  
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