

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L22000242596
FILED 8:00 AM
May 23, 2022
Sec. Of State
mtmoon

Article I

The name of the Limited Liability Company is:
8964 FLAGLER 109, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
90 SOUTH HIBISCUS DRIVE
MIAMI BEACH, FL. 33139

The mailing address of the Limited Liability Company is:
90 SOUTH HIBISCUS DRIVE
MIAMI BEACH, FL. 33139

Article III

The name and Florida street address of the registered agent is:
VIVIAN M LASTRE
3801 ANDERSON ROAD
CORAL GABLES, FL. 33134

Having been named as registered agent and to accept service of process for the 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.

Registered Agent Signature: VIVIAN M. LASTRE

Article IV

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The name and address of person(s) authorized to manage LLC:

Title: MGR
ANTONIO E PLACERES
90 SOUTH HIBISCUS DRIVE
MIAMI BEACH, FL. 33139

Title: MGR
YOLANDA J PLACERES
90 SOUTH HIBISCUS DRIVE
MIAMI BEACH, FL. 33176

Title: MGR
ANTONIO PLACERES
11600 SW 100 ST
MIAMI BEACH, FL. 33176

Title: MGR
VIVIAN M LASTRE
3801 ANDERSON RD
CORAL GABLES, FL. 33134

Signature of member or an authorized representative

Electronic Signature: ANTONIO E. PLACERES

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.