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To:

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From:

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FLORIDA LIMITED LIABILITY CO. SUNNY ISLES PII-2008 LLC

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ARTICLES OF ORGANIZATION
FOR
FLORIDA LIMITED LIABILITY COMPANY
SUNNY ISLES PH-2008 LLC

ARTICLE I

NAME

The name of the Florida Limited Liability Company is
SUNNY ISLES PH-2008 LLC

ARTICLE II

DURATION

This Company shall commence its existence immediately upon the filing of these Articles of Incorporation and shall exist perpetually thereafter unless sooner dissolved according to law.

ARTICLE III

PURPOSE

This company, through its officers and employees shall be authorized to engage in any activity or business permitted under the laws of the State of Florida. The initial purpose shall be for real estate.

ARTICLE IV

COMPANY MANAGEMENT

The company will be formed with one Manger who shall own 100% of the company. The Manager shall be Brett Plapinger.

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ARTICLE V

INITIAL REGISTERED AGENT AND INITIAL REGISTERED OFFICE

This Company's initial Registered Agent and Registered Office in the State of Florida shall be:

REGISTERED AGENT

Brett Plapinger

ADDRESS OF INITIAL REGISTERED OFFICE

400 Sunny Isles Blvd., Unit 616
Sunny Isles Beach, FL 33160

ARTICLE VI

BOARD

The number of Managers may be altered from time to time by the By-Laws adopted by the Company. However, the Company shall have no less than (1) Manager at any time. The Company shall have one Manager initially, Brett Plapinger. The company's principal office shall be located at 400 Sunny Isles Blvd., Unit 616, Sunny Isles Beach, FL 33160

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ARTICLE VII

INITIAL OFFICERS

The name and post office address of the Manager is:

TITLE

NAME

ADDRESS

Manager

Brett Plapinger

400 Sunny Isles Blvd.,
Unit 616, Sunny Isles
Beach, FL 33160

The initial Manager shall hold office until the first meeting of the Company.

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ARTICLE VIII

INDEMNIFICATION AND REQUIRED SIGNATURE

The Company shall indemnify any Agent, Officer, Manager or Member, or any former Agent, Office, Manager or Member, to the full extent permitted by law.

This is done 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.

IN WITNESS WHEREOF, the undersigned Officer has executed these Articles of Incorporation this 15th day of July, 2022.


Brett Plapinger, Manager

CERTIFICATE DESIGNATING REGISTERED AGENT AND ACCEPTANCE OF REGISTERED AGENT OF DESIGNATION

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

FIRST: SUNNY ISLES PH-2008 LLC, is qualified to do business under the laws of the State of Florida, with its principal office at 400 Sunny Isles Blvd., Unit 616, Sunny Isles Beach, FL 33160.

and has appointed:

Brett Plapinger
400 Sunny Isles Blvd., Unit 616
Sunny Isles Beach, FL 33160

as its agent to accept service of process within this State.

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FILED

7-18-23

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ACKNOWLEDGMENT:

Having been named 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 as provided for in Chapter 605.0203(1) (b), of the Florida Statutes.


Brett Plapinger
Registered Agent

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