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**FLORIDA LIMITED LIABILITY CO.  
2504 S. MIAMI 1380, LLC**

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**ARTICLES OF ORGANIZATION**

**OF**

**2504 S. MIAMI 1380, LLC**

*These Articles of Organization of a Limited Liability Company under Florida Statutes Chapter 605 are made and entered into as of the 12 day of August 2022.*

**ARTICLE I**

**Name:** *The name of the limited liability company is:*

**2504 S. MIAMI 1380, LLC**

**ARTICLE II**

**Duration:** *The company shall be perpetual from the date hereof, unless earlier terminated in accordance with Florida Statutes Chapter 605.*

**ARTICLE III**

**Address:** *The address of the company principal office and mailing address shall be:*

**Address:** 661 S. Collier Blvd, Marco Island, FL 34145

**ARTICLE IV**

**Register Agent and Address:** *The name and address of the initial register agent is:*

**ANGEL D. CORDOVA  
780 N.W. 42<sup>ND</sup> AVE. – STE 325  
MIAMI, FL 33126**

**ARTICLE V**

**New Members:** *The members may admit new members upon agreement of the members upon terms determined hereafter by the members.*

**ARTICLE VI**

**Continuation:** *Upon occurrence of an event listed in Florida Statute 605.0203(1)(b), the then existing and/or non-bankrupt members may continue the business of the company, if all agree to do so.*

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#### ARTICLE VII

**Management:** The company shall be managed by its designated managers until the first annual meeting of the members or until a successor is elected and qualifies. The designated manager(s) names and addresses is/are as follows:

Manager: Eduardo Perez  
661 S. Colliers Blvd  
Marco Island, FL 34145

#### ARTICLE VIII

**Powers:** This Company shall have powers listed in Florida Statute 605.

#### ARTICLE IX

**Transferability:** No member may transfer his, her or its interest in the company without the consent of the other members.

#### ARTICLE X

**Regulations:** The members shall have the power to adopt, alter, amend, or repeal regulations of the Company containing provisions for the regulations and management of the affairs of the company.

#### ARTICLE XI

**Arbitration:** Dispute among members shall be settled by arbitration in Miami, Florida, pursuant to the rules and procedures of the American Arbitration Association.

The undersigned, being the initial subscriber of these Articles of Organization, for the purpose of forming a limited liability company, do make, subscribe, acknowledge, and file these Articles of Organization hereby declaring and certifying that the articles herein stated are correct.

X   
\_\_\_\_\_  
EDUARDO PEREZ  
INCORPORATOR

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

*PURSUANT TO THE PROVISIONS OF SECTION 605.0203(1)(b), FLORIDA STATUTES, THE  
UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT  
IN DESIGNATION THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF  
FLORIDA*

1. *The name of the limited liability company is:*

**2504 S. Miami 1380, LLC**

2. *The name and address of the registered agent and office is:*

**ANGEL D. CORDOVA  
780 N.W. 42<sup>ND</sup> ST - STE 325  
MIAMI, FL 33126**

*Having been named as registered agent and to accept services 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.*

*Dated as of this 12 day of August 2022.*

Signed by: \_\_\_\_\_



**ANGEL D. CORDOVA  
REGISTERED AGENT**

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