

# L23000054390

Florida Department of State  
Division of Corporations  
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**To:**

Division of Corporations  
Fax Number : (850)617-6381

**From:**

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (561)694-8107  
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## FLORIDA LIMITED LIABILITY CO.

21 Ave S LLC

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

2023-03-03 16:11:17

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## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
21 Ave S LLC

### Article II. Address

The street address of the Company's initial principal office is:  
21 Ave S LLC  
4604 49th Street N, Suite 1641  
St Petersburg, FL 33709

The mailing address of the Company's initial principal office is:  
21 Ave S LLC  
4604 49th Street N, Suite 1641  
St Petersburg, FL 33709

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Jorge Luis López-García, P.A.  
1450 Madruga Avenue, Suite 408  
Coral Gables, FL 33146

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall 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.

Jorge Luis Lopez-Garcia P.A.  
1450 Madruga Avenue, Suite 408  
Coral Gables, FL 33146  
305-662-2525

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management


This will be a manager-managed company. The name and address of each manager is:

Vince Pino  
4604 49th Street N, Suite 1641  
St Petersburg, FL 33709

Article VII. Company Existence

The Company's existence shall begin effective as of February 3, 2023.

The undersigned authorized representative of a member executed these Articles of Organization on 2/3/2023.

  
\_\_\_\_\_  
JORGE LUIS LOPEZ-GARCIA P.A.

By: Erin Saville, Attorney-in-Fact

Jorge Luis Lopez-Garcia P.A.  
1450 Madruga Avenue, Suite 408  
Coral Gables, FL 33146  
305-662-2525

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## STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

21 Ave S LLC

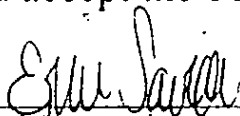
REGISTERED AGENT/OFFICE:

Jorge Luis López-García, P.A.

1450 Madruga Avenue, Suite 408

Coral Gables, FL 33146

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



JORGE LUIS LÓPEZ-GARCÍA, P.A.

By: Erin Saville, Attorney-in-Fact

Date: February 3, 2023

Jorge Luis Lopez-Garcia P.A.  
1450 Madruga Avenue, Suite 408  
Coral Gables, FL 33146  
305-662-2525

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