

L23000238371

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

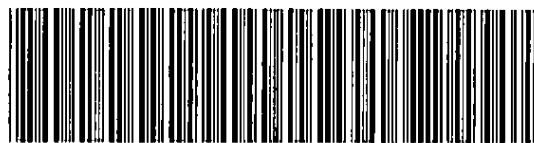
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MAY 16 2023

FILED  
2023 MAY 15 PM 12:25  
S.C.P.

FILED  
2023 MAY 15 PM 2:47  
S.C.P.

**Incorporating Services, Ltd.**

1540 Glenway Drive  
Tallahassee, FL 32301  
850.656.7956  
Fax: 850.656.7953  
www.incserv.com  
e-mail: accounting@incserv.com



**ORDER FORM**

**TO** Florida Department of State  
The Centre of Tallahassee  
2415 North Monroe Street, Suite 810  
Tallahassee, FL 32303  
corphelp@dos.myflorida.com  
850-245-6051

**FROM** Melissa Moreau  
mmoreau@incserv.com  
850.656.7953

**REQUEST DATE** 5/15/2023

**PRIORITY** Regular Approval

**OUR REF. # (Order ID#)** 1149453

**ORDER ENTITY**  
3005 NBR INVESTOR, LLC

**PLEASE PERFORM THE FOLLOWING SERVICES:**

**3005 NBR INVESTOR, LLC (FL)**

New LLC filing

**NOTES:**

\$125.00 Authorized

Email address for annual report reminders: mjames@adslip.com

**RETURN/FORWARDING INSTRUCTIONS:**

ACCOUNT NUMBER: I20050000052

Please bill the above referenced account for this order.

If you have any questions please contact me at 656-7956,

Sincerely,

A handwritten signature in black ink, appearing to be "WJ" or similar, written over a horizontal line.

**ARTICLES OF ORGANIZATION  
OF  
3005 NBR INVESTOR, LLC**

FILED  
2023 MAY 15 PM 12:25  
SECRETARY OF STATE  
FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes Chapter 605.0112, as amended, hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I - NAME**

The name of the limited liability company is 3005 NBR Investor, LLC (the "**Company**").

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the Company is c/o Alvarez & Diaz-Silveira LLP, 355 Alhambra Circle, Suite 1450, Coral Gables, Florida 33134.

**ARTICLE III - REGISTERED OFFICE AND AGENT AND ADDRESS**

The name and street address of the registered agent and the registered office of the Company in the State of Florida are:

Name	Address
Incorporating Services, Ltd., Inc.	1540 Glenway Drive Tallahassee, Florida 32301

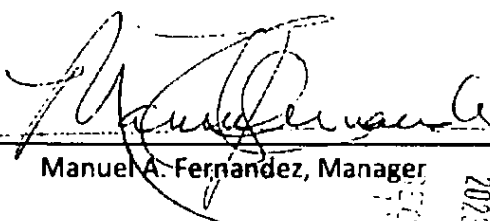
**ARTICLE IV - OFFICERS**

The names, titles and addresses of the persons authorized to manage and control the limited liability company are:

Name	Title	Address
Alberto J. Delgado	Manager	c/o Alvarez & Diaz-Silveira LLP 355 Alhambra Circle, Suite 1450 Coral Gables, Florida 33134
Manuel A. Fernandez	Manager	c/o Alvarez & Diaz-Silveira LLP 355 Alhambra Circle, Suite 1450 Coral Gables, Florida 33134

Alberto J. Fontela	Manager	8825 SW 100th Street Miami, Florida 33176
Gaston Fontela	Manager	9680 SW 97th Street Miami, Florida 33178
Eric Guerra	Manager	6417 SW 15th Street West Miami, Florida 33144

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 12<sup>th</sup> day of May 2023.

  
 Manuela A. Fernandez, Manager

2023 MAY 15 PM 12:26  
 EMI, FID

REGISTERED AGENTS ACCEPTANCE

Having been named as registered agent and to accept service of process for 3005 NBR Investor, LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, Florida Statutes.

INCORPORATING SERVICES, LTD.  
a Delaware corporation

Dated: May 12, 2023

By: Melissa A. Morean  
Name:  
Title:

FILED  
2023 MAY 15 PM 12:26  
CLERK OF COURT  
CLERK OF COURT