

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**L23000332543**

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H23000245680 3)))



H230002456803ABC/

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.**  
Doing so will generate another cover sheet.

To:

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

From:

Account Name : GUNSTER,YOAKLEY & STEWART,P.A.  
Account Number : 076117000420  
Phone : (561)650-0728  
Fax Number : (561)671-2527

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: \_\_\_\_\_

RECEIVED  
2023 JUL 13 PM 12:22  
COMMUNICATIONS  
DIVISION  
FLORIDA

**FLORIDA LIMITED LIABILITY CO.**

**700 Edgewater #4102 LLC**

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

SECRETARY OF STATE  
RECEIVED  
FLORIDA

2023 JUL 13 PM 9:26

H23000245680 3

**ARTICLES OF ORGANIZATION  
FOR  
700 EDGEWATER #4102 LLC  
(A Florida Limited Liability Company)**

*The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:*

**ARTICLE I  
Name**

The name of the Limited Liability Company is 700 Edgewater #4102 LLC (the "Company").

**ARTICLE II  
Duration**

This Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

**ARTICLE III  
Nature of Business**

This Company is organized for the purpose of transacting any and all lawful business.

**ARTICLE IV  
Address**

The initial principal office and mailing address of the Company is 20900 NE 30<sup>th</sup> Ave., Ste 600, Aventura, Florida 33180-2164.

**ARTICLE V  
Initial Registered Agent and Registered Office**

The street address of the initial registered office of the Company is 777 S. Flagler Dr., Ste 500E, West Palm Beach, Florida 33401, and the name of the initial registered agent of this Company at that address is GY Corporate Services, Inc.

**ARTICLE VI  
Management**

The Company shall be manager-managed in accordance with the Operating Agreement of the Company. The authorized representative of the Company will be:

Roy R. Lustig  
20900 NE 30<sup>th</sup> Ave., Ste 600  
Aventura, FL 33180-2164

H23000245680 3

H23000245680 3

**ARTICLE VII**  
**Membership Certificates**

Each Members' interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign its membership interest in the Company to any other person except as provided for in the Company's Operating Agreement.

**ARTICLE VIII**  
**Amendment**

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

**IN WITNESS WHEREOF** the undersigned has executed these Articles as of the 13<sup>th</sup> day of July, 2023.

/s/ Roy R. Lustig

\_\_\_\_\_  
Roy R. Lustig  
Authorized Representative

*(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)*

H23000245680 3

H23000245680 3

**ACCEPTANCE BY REGISTERED AGENT**

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, GY Corporate Services, Inc. hereby accepts the appointment as registered agent and agrees to act in this capacity. GY Corporate Services, Inc. further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and states that they are familiar with and accepts the obligations of this position as registered agent as provided for in Chapter 605, F.S.

/s/ Joy Fledelius

---

Joy Fledelius, Asst. Secretary

Dated: July 13, 2023

H23000245680 3