

624000 125842

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

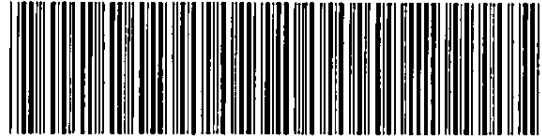
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



400419283224

RECEIVED

FILED

2024 MAR 18 PM 4:13

2024 MAR 19 10:10:50

SECRETARY OF STATE
FALLAPPEL, TN 37069

CLERK OF COURT
FALLAPPEL, TN 37069



115 N CALHOUN ST., STE. 4
TALLAHASSEE, FL 32301
P: 866.625.0838
F: 866.625.0839
COGENCYGLOBAL.COM

Account#: I20000000088

Date: 03/18/2024

Name: KEN

Reference #: 2301407

Entity Name: 304 ELM LLC

☒ Articles of Incorporation/Authorization to Transact Business

☐ Amendment

☐ Change of Agent

☐ Reinstatement

☐ Conversion

☐ Merger

☐ Dissolution/Withdrawal

☐ Fictitious Name

☒ Other ** CERTIFIED COPY UPON FILING **

Authorized Amount: \$155.00

Signature: 

COGENCY GLOBAL
115 N CALHOUN ST., STE. 4
TALLAHASSEE, FL 32301
P: 866.625.0838
F: 866.625.0839
COGENCYGLOBAL.COM

FILED



115 N CALHOUN ST., STE. 4
TALLAHASSEE, FL 32301
P: 866.625.0838
F: 866.625.0839
COGENCYGLOBAL.COM

Account#: I20000000088

Date: 03/18/2024

Name: KEN

Reference #: 2301407

Entity Name: 304 ELM LLC

☒ Articles of Incorporation/Authorization to Transact Business

☐ Amendment

☐ Change of Agent

☐ Reinstatement

☐ Conversion

☐ Merger

☐ Dissolution/Withdrawal

☐ Fictitious Name

☒ Other ** CERTIFIED COPY UPON FILING **

Authorized Amount: \$155.00

Signature: _____

FILED
MAR 19 2024
TALLAHASSEE, FL
CLERK OF CIRCUIT COURT

① CORPORATE HQ
COGENCY GLOBAL INC.
10 E 40TH ST, 10TH FL
NY, NY 10016
D: +1.212.947.7200
P: 800.221.0102
F: 800.944.6607

② EUROPEAN HQ
COGENCY GLOBAL (UK) LIMITED
REGISTERED IN ENGLAND & WALES,
REGISTRY #8010712
6 LLOYDS AVE, UNIT 4CL
LONDON EC3N 3AX
+44 (0)20.3961.3080

③ ASIA PACIFIC HQ
COGENCY GLOBAL (HK) LIMITED
A HONG KONG LIMITED COMPANY
UNIT B, 1/F, LIPPO LEIGHTON TOWER
103 LEIGHTON RD, CAUSEWAY BAY
HONG KONG
P: +852.2682.9633
F: +852.2682.9790

**ARTICLES OF ORGANIZATION
OF
304 ELM LLC**

The undersigned, being a duly authorized representative of the Member(s), desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes (the "Act"), does hereby adopt the following Articles of Organization:

ARTICLE I. NAME

The name of the limited liability company is 304 Elm LLC (the "Company").

ARTICLE II. ADDRESS

The principal and mailing address office of the Company is 304 Elm Street, Hollywood, FL 33019.

ARTICLE III. REGISTERED AGENT AND OFFICE

The Company designates 304 Elm Street, Hollywood, FL 33019 as the street address of the initial registered agent's office of the Company and names Isabel Di Mise as the Company's initial registered agent at that address to accept service of process within this state.

ARTICLE IV. DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Company's Operating Agreement or pursuant to the Act, as amended from time to time.

ARTICLE V. MANAGEMENT

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The names and addresses of the initial person authorized to manage and control the Company is:

Title:

Manager

Name and Address:

Carlos Hernandez
304 Elm Street
Hollywood, FL 33019

ARTICLE VI. PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

FILED
2020
JAN 14
CLERK OF CIRCUIT COURT
IN AND FOR THE COUNTY OF DADE
FLORIDA

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 18th of March, 2024.

/s/ Kevin E. Packman

Kevin E. Packman,
Duly Authorized Representative of the
Member(s)

ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for 304 Elm LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 18th day of March, 2024.

/s/ Isabel Di Mise

Isabel Di Mise

FILED
MARCH 19 2024
CLERK OF CIRCUIT COURT
JUDICIAL CIRCUIT IN AND FOR
DADE COUNTY, FLORIDA