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

From:

Account Name : SERBER & ASSOCIATES, P.A.  
Account Number : I20000000083  
Phone : (305)932-6262  
Fax Number : (305)933-9393

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Email Address: info@serberlawfirm.com

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FLORIDA LIMITED LIABILITY CO.  
FAIRVIEW DUO PROPERTY LLC

Certificate of Status	0
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**ARTICLES OF ORGANIZATION  
FOR  
FAIRVIEW DUO PROPERTY LLC  
(A Florida Limited Liability Company)**

**ARTICLE I - Name:**

The name of the limited liability company is FAIRVIEW DUO PROPERTY LLC (the "Limited Liability Company").

**ARTICLE II - Duration:**

The period of duration for the Limited Liability Company shall commence on the date on which these Articles of Organization are filed with the Department of State of the State of Florida, and shall be perpetual.

**ARTICLE III - Purpose:**

The Limited Liability Company is formed to engage in any lawful act or activity for which limited liability companies may be organized under the Florida Limited Liability Company Act (Section 605.0201, et. seq., Florida Statutes).

**ARTICLE IV - Address:**

The mailing address of the Limited Liability Company shall be 2875 NE 191st. Street, Suite 901 Aventura, Florida 33180.

The street address of the principal office of the Limited Liability Company shall be 2875 NE 191st. Street, Suite 901 Aventura, Florida 33180.

**ARTICLE V - Management:**

The management of the Limited Liability Company is reserved to the managers. The managers of the Limited Liability Company are:

MGR: Edmundo Silvera  
2875 NE 191st. Street, Suite 901  
Aventura, Florida 33180

MGR: Renee Silvera  
2875 NE 191st. Street, Suite 901  
Aventura, Florida 33180

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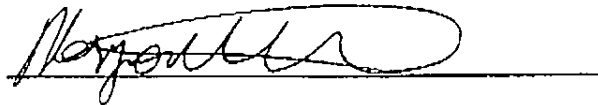
**ARTICLE VI – Registered Agent:**

The registered agent for service of process on the Limited Liability Company shall be Serber & Associates, P.A., 2875 NE 191st. Street, Suite 901, Aventura, Florida 33180.

**ARTICLE VII – Debt and Contractual Liability**

Any member may contract debt and/or incur contractual liability by or on behalf of the Limited Liability Company.

IN WITNESS WHEREOF, in accordance with section 605.0203 (1) (b), F.S., the undersigned hereby affirms under the penalties of perjury that the facts stated hereinabove are true. He is aware that any false information submitted in a document to the Department of State constituted a third degree felony as provided for in s.817.155, F.S. The undersigned have executed this instrument as of this 02 of October, 2024.

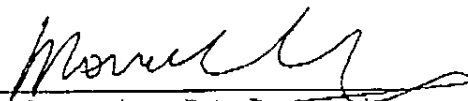


Serber & Associates, P.A., Authorized Representative of Member

**ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

Having been named as registered agent and to accept service of process for the above stated Limited Liability Company at the place designated in this certificate, Serber & Associates, P.A., hereby accepts the appointment as registered agent and agrees to act in this capacity. He further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and states that is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, F.S.

Dated this 02 of October, 2024.

By:   
Serber & Associates, P.A. Registered Agent