

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet
L24000432800

10-14-24

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.

((H24000341866 3))



H240003418663ABC1

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 : COMPUTERSHARE
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)214-8442

****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

2024 OCT 11 PM 4:59

FLORIDA DEPARTMENT OF STATE
TALLAHASSEE, FL

**FLORIDA LIMITED LIABILITY CO.
1210 SW 104 AVE, LLC**

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

24 OCT 11 AM 3:53

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

Electronic Filing Menu

Corporate Filing Menu

Help

HM

ARTICLES OF ORGANIZATION

10/11/2024

2045 B

Article I. Name

The name of this Florida limited liability company is:
1210 SW 104 AVE, LLC

Article II. Address

The street address of the Company's initial principal office is:

1210 SW 104 AVE, LLC
2045 BISCAYNE BLVD., SUITE 370
MIAMI FL 33137

The mailing address of the Company's initial principal office is:

1210 SW 104 AVE, LLC
2045 BISCAYNE BLVD., SUITE 370
MIAMI FL 33137

Article III. Registered Agent

The name and street address of the Company's registered agent is:

MURAKY CONSULTING LLC
2045 BISCAYNE BLVD., SUITE 370
MIAMI FL 33137

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.

Computershare Governance Services Inc.
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

FILED
SECRETARY OF STATE
24 OCT 11 AM 3:53
DIVISION OF CORPORATIONS

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.

Can be...

Article VI. Management

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

Pedro Jose Britto Aitken
18975 Collins Avenue, Unit# 3600
Sunny Isles Beach FL 33160

Can be...

Can be...

Can be...

Article VII. Company Existence

The Company's existence shall begin effective as of October 11, 2024.

The undersigned authorized representative of a member executed these Articles of Organization on 10/11/2024.

Crystal Thackoor

COMPUTERSHARE GOVERNANCE SERVICES INC.

Can be...

Crystal Thackoor, Special Secretary

Can be...

Computershare Governance Services Inc.

801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

1210 SW 104 AVE, LLC

REGISTERED AGENT/OFFICE:

MURAKEY CONSULTING LLC
2045 BISCAYNE BLVD., SUITE 370
MIAMI FL 33137

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.

Crystal Thackoor

MURAKEY CONSULTING LLC

by Crystal Thackoor, as Attorney-in-Fact

Date: October 11, 2024.

Computershare Governance Services Inc.
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
24 OCT 11 AM 3:53