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**FLORIDA LIMITED LIABILITY CO.  
97 NE 59th Terrace LLC**

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

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**ARTICLES OF ORGANIZATION  
OF  
97 NE 59th Terrace LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I — Name:**

The name of the Limited Liability Company is 97 NE 59th Terrace LLC

**ARTICLE II — Address:**

The mailing address and street address of the principal office of the Limited Liability Company is 752 NW 77<sup>th</sup> Terrace, Miami, FL 33150.

**ARTICLE III — Duration:**

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

**ARTICLE IV — Registered Agent:**

The name and street address of the initial registered agent for this Limited Liability Company is Alan B. Cohn, Greenspoon Marder LLP, 200 East Broward Blvd, Suite 1800, Fort Lauderdale, Florida 33301.

**ARTICLE V — Management:**

The Limited Liability Company is to be managed by managers and the names and addresses of the initial managers who are to serve as managers are:

Jean Omanis St. Paul  
752 NW 77<sup>th</sup> Terrace  
Miami, Florida 33150

Jacqueline St. Paul  
752 NW 77<sup>th</sup> Terrace  
Miami, Florida 33150

The managers of this Limited Liability Company: (i) may be replaced by the members, and (ii) shall be elected by the members.

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Whereof, the undersigned has executed these Articles this 16<sup>th</sup> day of January 2025.

/s/Alan B. Cohn

Alan B. Cohn, Esq.

Authorized Representative of Member

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: 97 NE 59th Terrace LLC
2. The name and address of the registered agent and office is:

Greenspoon Marder LLP (the "Firm")  
200 E. Broward Blvd., Suite 1800  
Fort Lauderdale, FL 33301

*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, the Firm hereby accepts the appointment as registered agent and agree to act in this capacity. The Firm further agrees to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and the Firm is familiar with and accept the obligations of its position as registered agent.*

/s/Alan B. Cohn

Alan B. Cohn, Esq., For the Firm

(Signature)

January 16, 2025

Date

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