

**L25000045122**

Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

**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.

(((H25000043638 3)))



H250000436383ABC\*

**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: \_\_\_\_\_

**FLORIDA LIMITED LIABILITY CO.****Bond 2702 LLC**

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

RECEIVED

2025 FEB -4 PM 4:43

FILED  
2025 FEB -4 AM 11:07  
FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

Electronic Filing Menu

Corporate Filing Menu

Help

**ARTICLES OF ORGANIZATION  
OF  
BOND 2702 LLC**

The undersigned, being the managers, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 605, Florida Statutes, do hereby adopt the following Articles of Organization:

**ARTICLE I  
NAME**

The name of the limited liability company is Bond 2702 LLC (the "Company").

**ARTICLE II  
ADDRESS**

The principal office address and mailing address of the Company is 1080 Brickell Avenue, Unit 2702, Miami, FL 33131.

**ARTICLE III  
REGISTERED AGENT AND OFFICE**

The Company designates 1000 Brickell Avenue, Suite 400, Miami, Florida 33131 as the street address of the initial registered office of the Company and names Corporate Maintenance Services, LLC, a Florida limited liability company as the Company's initial registered agent at that address to accept service of process within this state.

**ARTICLE IV  
MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager. The Manager shall also have the rights and responsibilities described in the Operating Agreement of the Company. The Managers, who shall serve in such capacity until their successors are duly elected and qualified, shall be:

Martin De Ferrari	1925 Brickell Avenue, Unit D410 Miami, FL 33129
-------------------	--

Alvaro De Ferrari	1925 Brickell Avenue, Unit D410 Miami, FL 33129
-------------------	--

FILED  
2025 FEB -4 AM 11:07  
CLERK OF DISTRICT COURT  
13th JUDICIAL CIRCUIT  
MIAMI, FLORIDA

**ARTICLE V**  
**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 (i) in accordance with the Company's Operating Agreement, or (ii) by the written agreement of a majority of ownership interest.

**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.

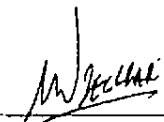
**ARTICLE VII**  
**ADDITIONAL MANAGERS**

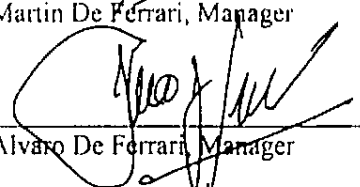
Additional Managers may be admitted upon the approval of a majority of the ownership interest of the Company, upon the written application of such new Manager, in the manner set forth in the Operating Agreement of the Company.

**ARTICLE VIII**  
**OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company.

**IN WITNESS WHEREOF**, the undersigned has hereunto set their hand and seal this 31<sup>st</sup> day of January, 2025.

  
\_\_\_\_\_  
Martin De Ferrari, Manager


  
\_\_\_\_\_  
Alvaro De Ferrari, Manager

### ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for BOND 2702 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 31<sup>st</sup> day of January, 2025.

### CORPORATE MAINTENANCE SERVICES, LLC

By: \_\_\_\_\_

  
Nicholas Statham, Manager