

L14000084516

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.

((H14000122183 3))



H140001221833ABCW

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

FILED  
2014 MAY 23 PM 12:12  
DIVISION OF STATE  
CORPORATIONS  
TALLAHASSEE, FLORIDA

To: Division of Corporations  
Fax Number : (850) 617-6363

From: Account Name : OWEN S FREED P A  
Account Number : 120110000001  
Phone : (305) 903-3200  
Fax Number : (305) 320-4602

\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\*

Email Address: OWENSFREED@gmail.com

FLORIDA LIMITED LIABILITY CO.  
FERMAR REALTY L.L.C.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$125.00

MAY 27 2014  
A. LUNT

RECEIVED  
14 MAY 23 AM 10:51  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

H14000122183 3

**ARTICLES OF ORGANIZATION  
Of  
FERMAR REALTY L.L.C.**

2014 MAY 23 12:12 PM  
FILED  
CLERK OF DISTRICT COURT  
MILLER 1255

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

**ARTICLE I - NAME**

The name of the limited liability company is **FERMAR REALTY L.L.C.** (the "Company").

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the Company is 19234 Fisher Island Drive, Miami, FL 33109.

**ARTICLE III - DURATION**

The period of duration for the Company shall be perpetual.

**ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS**

The name and street address of the Registered Agent and the Registered Office of the Company in the State of Florida are:

<u>Name</u>	<u>Address</u>
Florida Company Registry Inc.	2655 LeJeune Road Suite 316 Coral Gables, FL 33134

H14000122183 3

H14000122183 3

**ARTICLE V - MANAGEMENT**

(1) The company shall be manager managed. The Member(s) of the Company shall appoint the managers who shall comprise the Management Committee which shall manage the affairs and operations of the Company and perform all the duties and functions in connection with the administration of the Company. The initial Management Committee shall be comprised of three (3) Managers. The number of Managers may be increased or decreased from time to time by resolution of the Member of the Company but at no time shall be less than two nor more than three.

(2) The initial Managers of the Company their respective designations as officers of the Company and their respective addresses are as follows:

- Manager/President** **Fernando Ravera**  
Whose address is 19234 Fisher Island Drive,  
Miami, Fl. 33109
- Manager/Vice President and Treasurer** : **Marcela Yañez**  
Whose address is 19234 Fisher Island Drive  
Miami, Fl. 33109
- Manager/Secretary:** **Owen S. Freed**  
Whose address is 10 Edgewater Drive, #4  
Coral Gables, FL 33133

2014 MAY 23 PM 12:12  
FILED  
SECRETARY OF THE  
STATE OF FLORIDA

Each Manager shall hold office for a term of three years or until his or her successor is duly elected and qualified, or until his or her earlier death, resignation or removal by the Member of the Company.

(3) The signatures of any one (1) Manager shall be sufficient to bind the Company in any matter however neither the management Committee nor any Managers shall have the authority to take any action which pursuant to the terms hereof may require prior written consent of the Member of the company without first having first obtained such consent in writing.

\_\_\_\_\_

**H14000122183 3**

Any such removal shall take effect upon receipt of such notice or at such later time as may be specified therein.

(5) Resignation. Any Manager may resign at any time by giving written notice of resignation to the Member and to the Management Committee. The acceptance of a resignation shall not be necessary to make the resignation effective.

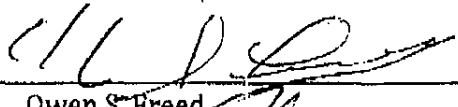
(6) Expenses. As provided in the Operating Agreement of the Company it is and shall be the obligation of the Member to provide the Management Committee with funds necessary for the functioning of the Company and the preservation of its assets as well as such expenses as taxes, maintenance legal and accounting fees, and such fees as may be due to be paid to the State of Florida for the good standing of the Company.

(6) No Compensation. No Manager shall be entitled to receive any salary, fees or other compensation for serving in his or her capacity as such but shall be entitled to reimbursement of any expenses duly incurred on behalf of the Company.

(7) Bank Account. The Management Committee may open, administer and operate a bank account in the name of the Company for the operation of the Company. The Management Committee shall designate the authorized signatories to such account.

(7) The Managers and the management Committee shall be governed by the provisions of the Operating Agreement subsequently adopted by the Member, and by the terms and provisions of Florida Statute 605, as amended.

**IN WITNESS WHEREOF**, the undersigned has made and subscribed these Articles of Organization for the forgoing uses and purposes as of this 21<sup>st</sup> day of May, 2014.

  
\_\_\_\_\_  
Owen S. Freed  
Authorized Representative

**H14000122183 3**

FILED  
2014 MAY 23 PM 12:12  
CLERK OF DISTRICT COURT  
MIDDLE FLORIDA DISTRICT  
TALLAHASSEE, FLORIDA

H14000122183 3

2014 MAY 23 PM 12:18  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

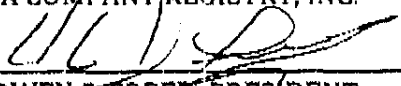
FILED

**REGISTERED AGENT'S ACCEPTANCE**

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR **FERMAR REALTY L.L.C.** AT THE PLACE DESIGNATED IN THIS CERTIFICATE, THE UNDERSIGNED HEREBY ACCEPTS THE APPOINTMENT AS REGISTERED AGENT AND AGREES TO ACT IN SUCH CAPACITY. THE UNDERSIGNED FURTHER AGREES TO COMPANY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF ITS DUTIES, AND IS FAMILIAR WITH AND ACCEPTS THE OBLIGATION OF THE POSITION OF RESIDENT AGENT AS PROVIDED IN CHAPTER 605, FLORIDA STATUTES.

DATED AS OF THE 21<sup>st</sup> day of May, 2014.

FLORIDA COMPANY REGISTRY, INC.

BY:   
OWEN S. FREED, PRESIDENT

H14000122183 3