

L16 000006572

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

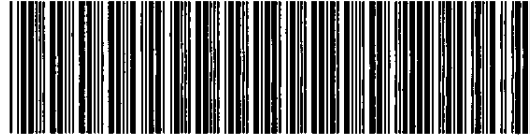
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000280748050

01/11/16--01042--002 **175.00

FILED
16 JAN 11 PM 12:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

JAN 14 2016

D CUSHING

 **RitterChusid, LLP**
ATTORNEYS AT LAW

HERON BAY CORPORATE CENTER
5850 CORAL RIDGE DRIVE, SUITE 201
CORAL SPRINGS, FLORIDA 33076

GREGORY J. RITTER, P.A.
MITCHEL CHUSID, P.A.*
MITCHELL R. KATZ
JAMES F. SPOSATO*
GARY S. ROSNER*

(954) 340-2200
(561) 394-2180
FAX: (954) 340-2210
(561) 394-2582
www.ritterchusid.com

CARLA HOWARD-TORRES
SHAWN R. HORWICK
DAVID L. ROSINSKY*
MAXWELL J. DAUERMAN
STEPHANIE DE. LUNA
JOSH W. BRANKAMP**

BOCA OFFICE:
7000 WEST PALMETTO PARK ROAD
SUITE 502
BOCA RATON, FLORIDA 33433
REPLY TO CORAL SPRINGS OFFICE ONLY

*ALSO ADMITTED IN NEW YORK
**ALSO ADMITTED IN OHIO

January 8, 2016

Via Federal Express
Department of State
Division of Corporations, Corporate Filings
The Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: Articles of Organization and Merger of 12 West
104th Street Realty Co., LLC

Dear Sir or Madam,

Enclosed please find two (2) copies, including the original, of the following documents for 12 West 104th Street Realty Co., LLC:

1. Articles of Organization; and,
2. Articles of Merger.

Please note that the Agreement and Plan of Merger and the Certificate of Merger are attached as exhibits.

Also enclosed is a check for \$175.00 and a self-addressed stamped envelope to cover the \$125.00 fee to open a Florida LLC and \$50.00 to cover the Certificate of Merger fee for two parties to the merger.

Please return the stamped (not certified) copy to the undersigned with the enclosed self-addressed stamped envelope.

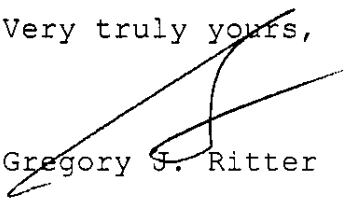
If you have any questions, please do not hesitate to contact my paralegal, Sonya Witt, or the undersigned at (954)

16 JAN 14 PM 12:21
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

340-2200 or by email to: sonyaw@ritterchusid.com.

Thank you for your assistance.

Very truly yours,



Gregory J. Ritter

GJR/sw
Enclosures

ARTICLES OF ORGANIZATION
OF
12 WEST 104TH STREET REALTY CO. LLC,
A LIMITED LIABILITY COMPANY

FILED
16 JAN 11 PM 12:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, the undersigned, as the organizer of a limited liability company, under the Revised Florida Limited Liability Company Act, adopt the following Articles of Organization for such limited liability company:

ARTICLE I

NAME

The name of this limited liability company is 12 WEST 104TH STREET REALTY CO., LLC, referred to in these Articles of Organization as the "Company."

ARTICLE II

REGISTERED OFFICE AND AGENT

The registered office of the Company is Ritter Chusid, LLP, 5850 Coral Ridge Drive, Suite 201, Coral Springs, FL 33076. The Company's registered agent is Gregory J. Ritter, Esquire.

ARTICLE III

PRINCIPAL OFFICE

The address of the principal office of the Company is 401 East Las Olas Boulevard, Suite 130-517, Fort Lauderdale, FL 33301, and

the mailing address shall be the same.

ARTICLE IV

PURPOSE AND POWERS

This Company is organized with a general business purpose, has all powers provided by law and may use those powers to any lawful purpose.

ARTICLE V

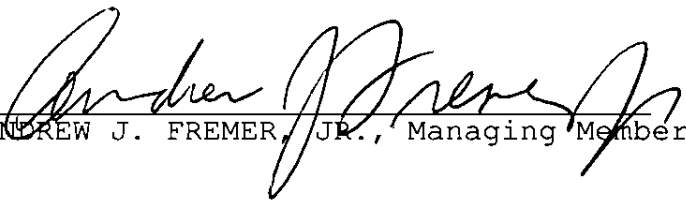
MANAGEMENT

The management of the Company is reserved to the members of the Company. The initial member of the Company and his address is listed below:

Andrew J. Fremer, Jr.
401 East Las Olas Boulevard
Suite 130-517
Fort Lauderdale, FL 33301

FILED
16 JAN 11 PM 12:21
SECRETARY OF STATE
ALDEN W. HARRIS, JR.

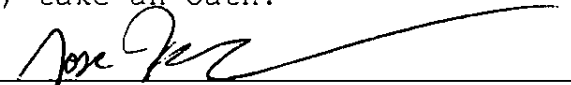
The undersigned Managing Member has executed these Articles of Organization on this 16th day of December, 2015.



ANDREW J. FREMER, JR., Managing Member

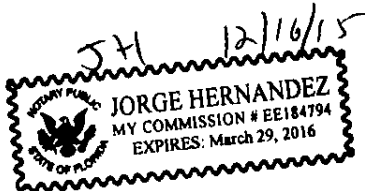
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 16th day of Dec., 2015 by ANDREW J. FREMER, JR. He is personally known to me or has produced Licence as identification and did (did not) take an oath.



Notary Public
Print Name: Jorge Hernandez

My Commission Expires:



CERTIFICATE DESIGNATING REGISTERED OFFICE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

FILED
16 JAN 11 PM 12:21
TALLAHASSEE
SECRETARY OF STATE

IN COMPLIANCE WITH SECTION 605.0113, Florida Statutes, the
following is submitted:

12 WEST 104TH STREET REALTY CO., LLC, a limited liability
company being organized under the laws of the State of Florida,
designates Ritter Chusid, LLP, 5850 Coral Ridge Drive, Suite 201,
Coral Springs, FL 33076 as its registered office and has named
Gregory J. Ritter, Esquire as its agent to accept service of
process within the State of Florida.

ACKNOWLEDGMENT:

Having been named to accept service of process for 12 WEST
104TH STREET REALTY CO., LLC at the place designated in this
Certificate, I hereby agree to act in such capacity and acknowledge
that I am familiar with and agree to comply with the provisions of
said Act with respect to keeping such office open.

By: 
REGISTERED AGENT