

11/4/2020

Division of Corporations

# L20000339109

**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.**

(((H20000382666 3)))



H200003826663ABC0

**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 : CORPORATE CREATIONS INTERNATIONAL INC.  
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.  
LIHTC Florida Development Company, LLC**

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

NOV 05 2020

T. SCOTT

Electronic Filing Menu

Corporate Filing Menu

Help

H20000382666

## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
LIHTC Florida Development Company, LLC

### Article II. Address

The street address of the Company's initial principal office is:  
LIHTC Florida Development Company, LLC  
1351 Sawgrass Corp Pkwy 103  
Sunrise FL 33323

The mailing address of the Company's initial principal office is:  
LIHTC Florida Development Company, LLC  
1351 Sawgrass Corp Pkwy 103  
Sunrise FL 33323

### Article III. Registered Agent

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

Paul Nudelman  
1351 Sawgrass Corp Pkwy 103  
Sunrise FL 33323

### 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.

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

H20000382666

FILED  
2020 NOV -4 AM 8:41  
STATE  
OF FLORIDA

H20000382666

### 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.

### Article VI. Management

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

Paul Nudelman  
1351 Sawgrass Corp Pkwy 103  
Sunrise FL 33323

### Article VII. Company Existence

The Company's existence shall begin effective as of November 4, 2020.

The undersigned authorized representative of a member executed these Articles of Organization on 11/4/2020.

Sean Amo

---

CORPORATE CREATIONS INTERNATIONAL  
Rachel Kauffman Vice President  
By: Sean Amo, Attorney-in-Fact

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

H20000382666

H20000382666

## STATEMENT OF REGISTERED AGENT

### LIMITED LIABILITY COMPANY:

LIHTC Florida Development Company, LLC

### REGISTERED AGENT/OFFICE:

Paul Nudelman

1351 Sawgrass Corp Pkwy 103

Sunrise FL 33323

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.

By: Sean Arno

PAUL NUDELMAN

By: Sean Arno, Attorney-in-Fact

Date: November 4, 2020.

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

H20000382666