

L21000112906

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

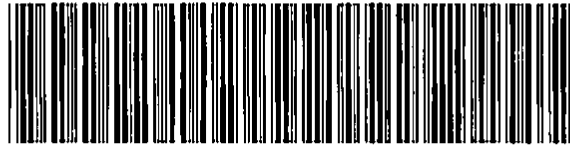
(Business Entity Name)

(Document Number)

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# CT CORP

3458 Lakeshore Drive, Tallahassee, FL 32312  
850-656-4724

Date: 03/18/2021

Acc#I20160000072

*W: C D W*

Name:	One Way Maingate Investment LLC
Document #:	
Order #:	13584445

Certified Copy of Arts & Amend:	<input type="checkbox"/>		
Plain Copy:	<input type="checkbox"/>		
Certificate of Good Standing:	<input type="checkbox"/>		
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Apostille/Notarial Certification:	<input type="checkbox"/>	Country of Destination:	
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Amount: \$ 125.00

Thank you!

COVER LETTER

TO: New Filing Section  
Division of Corporations

SUBJECT: One Way Maingate Investment LLC  
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Diego J. Sirulnik  
Name of Person

Law Office of Alex D. Sirulnik, P.A.  
Firm/Company

2199 Ponce de Leon Blvd., Suite 301  
Address

Coral Gables, Florida 33134  
City/State and Zip Code

djs@sirulniklaw.com  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Diego J. Sirulnik at (305) 443-7721  
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

**Mailing Address**  
New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**  
New Filing Section Division  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

One Way Maingate Investment LLC

(Must contain the words "Limited Liability Company, "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

2199 Ponce de Leon Blvd.  
Suite 301  
Coral Gables, Florida 33134

2199 Ponce de Leon Blvd.  
Suite 301  
Coral Gables, Florida 33134

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:


Alex D. Sirulnik, P.A.  
Name

2199 Ponce de Leon Blvd., Suite 301  
Florida street address (P.O. Box **NOT** acceptable)

Coral Gables                      Florida                      33134  
City                                      State                                      Zip

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*ng been named as registered agent and to accept service of process for the above stated limited liability company at the designated in this certificate. I hereby accept the appointment as registered agent and agree to act in this capacity. I r agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I niliar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S..*

  
\_\_\_\_\_  
Registered Agent's Signature (REQUIRED)

(CONTINUED)

**ARTICLE IV-**

The name and address of each person authorized to manage and control the Limited Liability Company:

**Title:**

**Name and Address:**

"AMBR" = Authorized Member

"MGR" = Manager

MGR

Developer USA Corp  
2199 Ponce de Leon Blvd., Suite 301  
Coral Gables, Florida 33134

MGR

M360 Management, LLC  
2199 Ponce de Leon Blvd., Suite 301  
Coral Gables, Florida 33134

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)


(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

SEE ATTACHED

**REQUIRED SIGNATURE:**



\_\_\_\_\_  
Signature of a member or an authorized representative of a member.  
This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes.  
I am aware that any false information submitted in a document to the Department of State  
constitutes a third degree felony as provided for in s.817.155, F.S.

Alex Sirvink, Authorized Representative  
Typed or printed name of signee

**Filing Fees:**

- \$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent
- \$ 30.00 Certified Copy (Optional)
- \$ 5.00 Certificate of Status (Optional)

Article VI:

The Limited Liability Company is authorized to issue two (2) classes of membership, which shall be Class A Non-Voting members (the "Class A Members") and Class B Voting members (the "Class B Members"). The rights, preferences, and privileges of the Class A Members and the Class B Members shall be identical, except that the Class A Members shall not be entitled to vote on any matter required to be approved by, or submitted for approval of, the members.