

**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.**

((H21000329991 3))



H210003299913ABC3

**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.  
 CIVIC 36 Apartments, LLC**

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

2021 SEP 09 11:54 AM

SECRETARY OF STATE  
 TALLAHASSEE, FL

2021 SEP -9 PM 1:25

# ARTICLES OF ORGANIZATION

## Article I. Name

The name of this Florida limited liability company is:  
CIVIC 36 Apartments, LLC

## Article II. Address

The street address of the Company's initial principal office is:  
CIVIC 36 Apartments, LLC - 1600 Ponce de Leon Boulevard, Suite 1201 Coral Gables FL 33134

The mailing address of the Company's initial principal office is:  
CIVIC 36 Apartments, LLC - 1600 Ponce de Leon Boulevard, Suite 1201 Coral Gables FL 33134

## Article III. Registered Agent

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

Avenue 4, LLC  
1600 Ponce de Leon Boulevard, Suite 1201  
Coral Gables FL 33134

## 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.

2021 SEP -9 PM 1:25  
SECRETARY OF STATE  
TALLAHASSEE, FL

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

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:

Highland Park 25 Holdings, LLC

Article VII. Company Existence

The Company's existence shall begin effective as of .

The undersigned authorized representative of a member executed these Articles of Organization on 9/3/2021.



---

CORPORATE CREATIONS INTERNATIONAL  
Jim "JP" Perkins Executive Vice President and Chief  
Sean Amo, Attorney-in-Fact

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

## STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

CIVIC 36 Apartments, LLC

REGISTERED AGENT/OFFICE:

Avenue 4, LLC

1600 Ponce de Leon Boulevard, Suite 1201

Coral Gables FL 33134

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.



---

AVENUE 4, LLC

Sean Arno, Attorney-in-Fact

Date: 9/3/2021

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



September 9, 2021

FLORIDA DEPARTMENT OF STATE  
Division of Corporations  
CORPORATE CREATIONS INTERNATIONAL INC. (3rd fax)

SUBJECT: CIVIC 36, LLC  
REF: W21000120948

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

Please list the complete principal office address.

If you have any further questions concerning your document, please call (850) 245-6052.

Tim Burch  
Senior Section Administrator  
New Filing Section

FAX Aud. #: H21000329991  
Letter Number: 621A00021490