

10/5/2021 5:13 PM

L21000 437341

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.

(((H21000373113 3)))



H210003731133ABCV

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 : C T CORPORATION SYSTEM
Account Number : FCA000000023
Phone : (614)280-3338
Fax Number : (954)208-0845

****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.**Palmetto 75 Realty Holdings, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$125.00

2021 OCT -6 PM 8:04

2021 OCT -6 PM 12:46

2021 OCT -6 PM 12:46

[Electronic Filing Menu](#)[Corporate Filing Menu](#)[Help](#)

Articles of Organization
of
Palmetto 75 Realty Holdings, LLC

Pursuant to the Florida Limited Liability Company Act the undersigned, acting as organizer of a limited liability company, hereby adopts the following Articles of Organization for such Company:

Article I
Name

The name of the limited liability company is: **Palmetto 75 Realty Holdings, LLC.**

Article II
Company Existence

The Company's existence shall be perpetual and shall be effective upon the filing of these Articles of Organization with the Florida Department of State.

Article III
Units Of Equity Ownership

Section A. Authorized Units of Equity Ownership: The maximum number of units of equity ownership that Palmetto 75 Realty Holdings, LLC is authorized to have outstanding is 1,000. Each unit of equity ownership shall be hereafter referred to as a "Membership Unit".

Article IV
Registered Agent And Office

The address of the initial Registered Office of the Company is **2101 NE 187th Street, North Miami Beach, FL 33179**, and the name of its initial Registered Agent at such address is **Sandra Halpryn-Friedman**.

2021 OCT -6 PM 12:46
FILED
CLERK OF COURT
FLORIDA

Article V**Principal Office and Mailing Address**

The street address of the principal office of the Company is: **2101 NE 187th Street,
North Miami Beach, FL 33179.**

Article VI**Organizer**

The name and address of the organizer is:

**Sandra Halpryn-Friedman
2101 NE 187th Street
North Miami Beach, FL 33179**

The organizer is a natural person over the age of twenty one years.

Article VII**Purpose and Power**

The Company shall be formed for any lawful purposes and shall have unlimited power to engage in and to do any lawful act concerning any and all lawful businesses for which companies may be organized under the Florida Limited Liability Company Act. In connection with the above-mentioned purposes, the Company shall have the power to invest its funds in real property and securities, to acquire, own, and dispose of real and personal property, and to do all other acts incidental and necessary to the accomplishment of the foregoing purposes, to the extent permitted under the Florida Limited Liability Company Act.

Article VIII**Management**

The Company is to be managed by a Manager or Managers. One or more Manager of the Company shall be named pursuant to the Operating Agreement of the Company. The initial Managers of the Company, who shall each serve as such until their successor(s) are elected and shall qualify, are:

Office**Name and Address****Manager**

**Sandra Halpryn-Friedman
2101 NE 187th Street
North Miami Beach, FL 33179**

Article IX

Indemnification

The Company shall indemnify any Member and/or Manager who is or was a party, or who is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, including all appeals, by reason of the fact that such Member and/or Manager is or was a Member, Officer or employee of the Company, or is or was serving at the request of the Company as a director, trustee, officer or employee of another limited liability company, corporation, partnership, joint venture, trust or other enterprise, against any and all expenses (including reasonable attorneys' fees), judgments, decrees, fines, penalties and amounts paid in settlement, which were actually and reasonably incurred by such Member and/or Manager in connection with such action, suit or proceeding. The Company shall not indemnify any Member and/or Manager in the event of (i) a breach of such Member and/or Manager's duty of loyalty to the Company or its Members, (ii) acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, (iii) a transaction from which such Member and/or Manager derived an improper personal benefit, or (iv) acts or omissions for which indemnification is prohibited under the Florida Limited Liability Company Act, or (v) judgments, penalties, fines, and settlements arising from any proceeding by or in the right of the Company, or against expenses in any such case where such Member and/or Manager shall be adjudged liable to the Company.

The indemnification provided in this Article shall not be deemed exclusive of any other rights to which a person indemnified may be entitled under any agreement, vote of Members, or disinterested Officers or otherwise, both as to action in the official capacity of such person and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be an Officer or a Member and shall inure to the benefit of the heirs, executors, and administrators of such person.

Article X

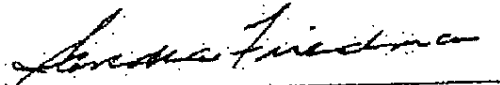
Amendment of Articles of Organization

The Company reserves the right to amend, alter, change, or repeal any provisions contained in these Articles of Organization in the manner now or hereafter prescribed by statute and all rights conferred upon Members herein are granted subject to this reservation.

(In accordance with section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. 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.)

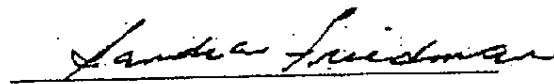
Signature of Organizer.

Dated October 4, 2021.


Sandra Halpryn-Friedman

Organizer

Having been named as registered agent and to accept service of process for Palmetto 75 Realty Holdings, LLC at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.


Sandra Halpryn-Friedman
Registered Agent