

# L16000175620

## 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.**

((H16000233659 3))



H160002336593ABC2

**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)694-1639

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: \_\_\_\_\_

RECEIVED

16 SEP 20 PH 3:50

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
1900 BAYFRONT BLVD  
TALLAHASSEE, FL 32399

**FLORIDA LIMITED LIABILITY CO.  
1101 Flagler Avenue, LLC**

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

DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

16 SEP 20 PH 7:07

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

FILED

16 SEP 20 PM 7:07

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

H16000233659

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:  
1101 Flagler Avenue, LLC

Article II. Address

The street address of the Company's initial principal office is:  
1101 Flagler Avenue, LLC  
505 South Flagler Drive, Suite 1010  
West Palm Beach FL 33401

The mailing address of the Company's initial principal office is:  
1101 Flagler Avenue, LLC  
505 South Flagler Drive, Suite 1010  
West Palm Beach FL 33401

Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Highsmith & Van Loon, P.A.  
3158 Northside Drive  
Key West FL 33040

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 Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410  
(561) 694-8107

H16000233659

H16000233659

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:

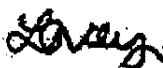
Patrick C. Koenig  
505 South Flagler Drive, Suite 1010  
West Palm Beach FL 33401  
Timothy J. Koenig  
505 South Flagler Drive, Suite 1010  
West Palm Beach FL 33401  
Mary Frances Parsons  
505 South Flagler Drive, Suite 1010  
West Palm Beach FL 33401

FILED  
16 SEP 20 PM 7:07  
ALLAHASSEE, FLORIDA

Article VII. Company Existence

The Company's existence shall begin effective as of September 20, 2016.

The undersigned authorized representative of a member executed these Articles of Organization on 9/20/2016.



CORPORATE CREATIONS INTERNATIONAL INC.  
Trent Bavaro Vice President & Corporate Counsel  
by Lauren Vadney as attorney-in-fact

Corporate Creations International Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410  
(561) 694-8107

H16000233659

H16000233659

FILED

16 SEP 20 PM 7:07

STATEMENT OF REGISTERED AGENT

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

LIMITED LIABILITY COMPANY:

1101 Flagler Avenue, LLC

REGISTERED AGENT/OFFICE:

Highsmith & Van Loon, P.A.  
3158 Northside Drive  
Key West FL 33040  
UNITED STATES

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.



HIGHSMITH & VAN LOON, P.A.  
by Lauren Vadney as attorney-in-fact

Date: September 20, 2016.

Corporate Creations International Inc.  
11380 Prosperity Farms Road #221E  
Palm Beach Gardens FL 33410  
(561) 694-8107

H16000233659