

LO2000008044

ATTORNEYS' TITLE

Requestor's Name

660 E. Jefferson St.

Address

Tallahassee, FL 32301

City/State/Zip

850-222-2785

Phone #

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

02 APR -4 PM 4:09

FILED

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1- ENGEL PROPERTIES, LLC

2-

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4-

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****125.00 ****125.00

☒ Walk-in

☐ Pick-up time ASAP

☐ Certified Copy

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS

<input type="checkbox"/>	Profit
<input type="checkbox"/>	Non-Profit
<input checked="" type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS

<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS

<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION

<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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02 APR -4 AM 11:09
DIVISION OF CORPORATION

Name	
Available	
Document Examiner	DCC
Updater	DCC
Updater Verifier	DCC
Initial Development	DCC
Verifier	DCC

Examiner's Initials

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02 APR -4 AM 10:59
DIVISION OF CORPORATION

LO2000008044

ARTICLES OF ORGANIZATION

OF

ENGEL PROPERTIES LLC

A Limited Liability Company

ARTICLE I

Name

The name of this Limited Liability Company shall be ENGEL PROPERTIES LLC

ARTICLE II

Purpose

The primary purposes of the LLC shall be and the LLC shall have power to engage in the acquisition, ownership, financing, leasing, or otherwise utilization of commercial real estate, all related activities and for all other purposes (except as a professional service provider) as authorized by Chapter 608 of the Florida Statutes.

ARTICLE III

Principal Office

The principal office of the limited liability company is: 2277 Park Place, Boca Raton, Florida 33486. The mailing address is the same.

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TALLAHASSEE, FLORIDA

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ARTICLE IV

Registered Office and Agent

The name and address of the registered agent of the LLC is: Walter Schroeder, 2277 Park Place, Boca Raton, Florida 33486.

Having been named as registered agent and to accept service of process for the above stated limited liability company 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 am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.


WALTER SCHROEDER

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE V

Management

The LLC is a member-managed company and will be managed by WALTER SCHROEDER and GAIL SCHROEDER for so long as they are willing and able to render management services. In the event, for any reason, either of them ceases to act as manager then the other will be the sole manager for so long as he or she is willing and able to render management services.

Such designated managers may be replaced only by unanimous vote of all members. In the event neither named manager is willing and able to serve then the members shall select a manager, by unanimous vote, or in the alternative, management will be rendered by act of a majority of the members (by number and not by percentage of ownership).

So long as management is provided by a manager designated herein, title to real estate owned by the LLC, or interest therein, may be only transferred by the manager of the LLC, for any purpose, except for distribution at termination of the LLC.

ARTICLE VI

Restriction on Assignability of Interests

No member's interest or part thereof may be assigned in whole or in part without the written consent of all members and in no event shall an assignee of a member's interest or part thereof become a member of the company or be entitled to participate in the company in any way without the written consent of all members. Gifts or other transfers of interests from the initial member to persons related to him within two degrees of consanguinity and shall not be considered as "assignments" and shall not be prohibited under this article.

ARTICLE VII

Dissolution

The LLC will have perpetual existence. It may be dissolved at an earlier time upon the entry of a decree of judicial dissolution by a court of competent jurisdiction.

The LLC will not dissolve upon the death of a member, the bankruptcy of a member or upon the court declared incompetency of a member, unless all other members, joined by the personal representative of the deceased or incompetent member, shall consent to dissolution in writing.

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TALLAHASSEE FLORIDA

ARTICLE VIII

Operating Agreement

Members of the LLC will enter into an operating agreement, to be maintained at the registered office, and may amend such agreement from time to time as they deem appropriate.

Executed and dated this 3 day of April, 2002.

ENGEL PROPERTIES LLC

By: 

WALTER SCHROEDER
Member and Manager

02 APR - 4:10 PM
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

On this day, personally appeared before me, **WALTER SCHROEDER**, as Member and Manager of ENGEL PROPERTIES LLC, being well known to me to be the person whose name is subscribed to the within instrument and acknowledged that he had executed the same for the purposes therein contained.

Form of Identification:

☒ Personally known
☐ Florida driver's license

WITNESS my hand and official seal this 3 day of April, 2002.


NOTARY PUBLIC

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