

L04000020957

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200030268022

03/18/04--01040--006 **78.75

03/18/04--01040--007 **76.25

RECEIVED
04 MAR 18 AM 11:54
DIVISION OF CORPORATION TALLAHASSEE, FLORIDA
04 MAR 18 PM 2:40
FILED
SECRETARY OF STATE

BK

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

IPS Realty LLC

FILED
04 MAR 18 PM 2:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

- ☐ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
- ☒ L.C. File
- ☐ Fictitious Name File
- ☐ Trade/Service Mark
- ☐ Merger File
- ☐ Art. of Amend. File
- ☐ RA Resignation
- ☐ Dissolution / Withdrawal
- ☐ Annual Report / Reinstatement
- ☒ Cert. Copy
- ☐ Photo Copy
- ☐ Certificate of Good Standing
- ☐ Certificate of Status
- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ UCC 1 or 3 File
- ☐ UCC 11 Search
- ☐ UCC 11 Retrieval
- ☐ Courier

Signature

Requested by:

Name

Date

Time

Walk-In

Will Pick Up

3/18/04 10:21

ARTICLES OF ORGANIZATION

OF IPS REALTY, LLC

The undersigned incorporator(s), for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Florida Statutes, Chapter 608, hereby adopts the following Articles of Organization.

FILED
04 MAR 18 PM 2:40
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

ARTICLE I NAME

The name of the corporation shall be: IPS REALTY, LLC

ARTICLE II PERIOD OF DURATION

The company shall continue until dissolved.

ARTICLE III PURPOSE OF COMPANY

Purchase and resale of real property. Real Estate investment.

ARTICLE IV PLACE OF BUSINESS

The principal place of business and mailing address of the company shall be:

1500 San Remo Avenue
Suite 300
Coral Gables, Florida 33146

ARTICLE V INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is:

Gerhardt A. Schreiber, Esq.
2222 Ponce de Leon Blvd.
Penthouse Suite
Coral Gables, Florida 33134

**ARTICLE VI
INITIAL CAPITAL**

The initial capital shall be \$1,000.00

**ARTICLE VII
MEMBERS**

The members of the company shall be:

Julio Alvarez
Marcel Morlote
Steve Stattner
Allison Stattner

**ARTICLE VIII
MANAGEMENT**

The company shall be managed by a manager. The initial manager shall be:

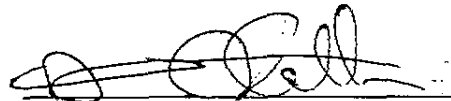
Steve Stattner

**ARTICLE IX
ORGANIZER**

The name and street address of the organizer to these Articles of Organization is:

Steve Stattner
1500 San Remo Avenue
Suite 300
Coral Gables, Florida 33146

The undersigned has executed these Articles of Organization this 17th day of March, 2004.



Signature/Member

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of section 608.407, Florida Statutes, the following company, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: IPS REALTY, LLC
2. The name and address of the registered agent and office is:

Gerhardt A. Schreiber, Esq.
2222 Ponce de Leon Blvd.
Penthouse Suite
Coral Gables, Florida 33134

SIGNATURE: 
(corporate officer)

DATE: 3/17/04

HAVING BEEN NAME AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION 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.

SIGNATURE: GA Schreiber

DATE: 3/17/04