

106000027437

Brent Nicholls

(Requestor's Name)

300 South 19th St.

(Address)

Suite 212

(Address)

Omaha, NE 68102

(City/State/Zip/Phone #)

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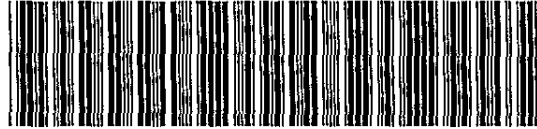
(Business Entity Name)

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**ARTICLES OF ORGANIZATION
of
465 N.E. 7th Street, LLC**

Pursuant to the provisions of the Florida Limited Liability Company Act (the "Act"), 465 N.E. 7th Street, LLC adopts the following Articles of Organization.

**ARTICLE ONE
NAME**

The name of the Company (which is hereinafter referred to as the "Company") is:

465 N.E. 7th Street, LLC

**ARTICLE TWO
DURATION**

The period of the Company's duration is perpetual.

**ARTICLE THREE
PURPOSES AND POWERS**

The sole purpose for which the Company is formed is to hold, lease, maintain, and develop that certain piece of real property located at the commonly known street address of 465 N.E. 7th Street, Boca Raton, Florida.

**ARTICLE FOUR
PRINCIPAL OFFICE**

The mailing address and principal office of the Company shall be:

390 N.E. 5th Ave.
Boca Raton, FL 33432

**ARTICLE FIVE
REGISTERED OFFICE AND AGENT**

The name and Florida street address of the Registered Agent, who has on the last page of this document consented to serve as the Registered Agent of the Company at the Registered Office appearing below is:

Eugenio Tundisi
390 N.E. 5th Ave.
Boca Raton, FL 33432

RECORDED
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2018 DEC 10 PM 1:01
Boca Raton, FL

ARTICLE SEVEN MANAGER

The Company shall be managed by, and its business conducted through its Manager. The name and address of the Company's sole Manager shall be:

Karma Development, Inc.
390 N.E. 5th Ave.
Boca Raton, FL 33432

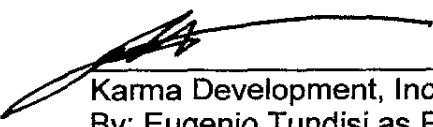
ARTICLE EIGHT LIMITATION OF LIABILITY

8.1 Limitation on Manager and Member Liability. To the full extent permitted by the Act and any other applicable laws presently or hereafter in effect, no Manager or Member of the Company shall be personally liable to the Company or its Members for or with respect to any acts or omissions in the performance of his or her duties as a Manager or Member of the Company. If the Act is hereafter amended to authorize, with the approval of a Company's Members, further reductions in the liability of either or both the Company's Managers and Members then Manager and Member liability shall be reduced to the fullest extent permitted by the Act, as so amended. Any repeal or modification of this Article Eight shall be prospective only and shall not adversely affect any rights or protection of a Manager or Member of the Company existing immediately prior to such repeal or modification.

8.2 Indemnification of Managers and Members. To the full extent permitted by the Act and any other applicable laws presently or hereafter in effect each Manager and Member shall be indemnified by this Company against all liabilities, costs and expenses reasonably incurred by or imposed upon him or her in connection with or resulting from any civil or criminal action, suit or proceeding to which he or she may be made a party by reason of his or her being or having been a Manager or Member of this Company except in relation to matters in which he or she has been fully adjudged in such action, suit or proceeding to be liable for willful misconduct or conscious disregard for the best interests of the limited liability company in the performance of duties for the Company. The foregoing right of indemnity shall be in addition to and not in limitation of other rights to which any such accused Manager or Member may be entitled as a matter of law.

AUTHORIZATION OF MEMBER REPRESENTATIVE

The undersigned being an authorized representative of the Member, acknowledges that in accordance with section 608.408(3) of the Act, the execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are true, and hereby authorizes the filing of these Articles of Organization.


Karma Development, Inc., Manager
By: Eugenio Tundisi as President of
Karma Development, Inc.

ACCEPTANCE BY REGISTERED AGENT

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 I am familiar with and accept the obligations of my position as Registered Agent as provided for in Chapter 608, F.S..


Eugenio Tundisi
Registered Agent