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1 ALBRITTON

# CAPITAL CONNECTION, INC.

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

56TH STREET PROFESSIONAL CENTER,

LLC

Signature \_\_\_\_\_

Requested by: BA

11/12/21

Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Walk-In \_\_\_\_\_

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\_\_\_\_ 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 \_\_\_\_\_

AMENDED and RESTATED ARTICLES OF ORGANIZATION  
OF 56<sup>th</sup> STREET PROFESSIONAL CENTER, LLC

**ARTICLE I: NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be changed from 56<sup>th</sup> STREET PROFESSIONAL CENTER, LLC, to SHOPPES AT REUNION, LLC, and its principal office shall be located at 3980 TAMPA RD., STE. 205, OLDSMAR, FL 34677, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

**ARTICLE II: PURPOSE, POWERS AND BUSINESS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. **PURPOSE** Notwithstanding any provision hereof or of any other document regarding the formation, management or operation of the Limited Liability Company to the contrary, the following shall govern: The nature of the business and of the purposes to be conducted and promoted by the Limited Liability Company, is to engage solely in the following activities:

(a) To acquire that certain parcel of real property, together with all improvements located thereon at locations identified by the Company for investment purposes.

(b) To own, hold, sell, assign, transfer, operate, lease, manage, mortgage, pledge and otherwise deal with such investment property.

(c) To exercise all powers enumerated in the Florida Limited Liability Company Act incidental, necessary or appropriate to the conduct, promotion or attainment of the business or purposes otherwise set forth herein.

**ARTICLE III: EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the manager(s) of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

**ARTICLE IV: MANAGEMENT**

This limited liability company shall be managed by one (1) manager. The name and address of the entity who shall serve until its successor is elected and qualified is as

follows: FORESIGHT HOLDINGS INC., a Florida corporation, 3980 TAMPA RD., STE. 205, OLDSMAR, FL 34677.

#### **ARTICLE V: MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on the consent of the majority-in-interest of the remaining members.

#### **ARTICLE VI: CAPITAL CONTRIBUTIONS**

Capital contributions in the amount of \$100.00 cash shall be paid to the limited liability company by the member. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in equal shares.

#### **ARTICLE VII: PROFITS AND LOSSES**

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an equal distributive share of the profits. The distributive share of the profits shall be determined and paid to the members as authorized and determined by the members, but in no event less often than each year on the anniversary date of the commencement of business of the limited liability company, the month and day of the commencement date being April 1, 2007.

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in equal shares.

#### **ARTICLE VIII: DURATION**

This limited liability company shall exist perpetually or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

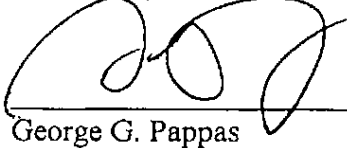
#### **ARTICLE IX: INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the registered office of the limited liability company is 3980 TAMPA RD., STE. 205, OLDSMAR, FL 34677, and the name of the company's initial registered agent at that address is Foresight Property Services LLC.

The undersigned, being the attorney and authorized agent of the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of 56<sup>th</sup> Street Professional Center, LLC.

*The undersigned*, being the attorney and agent of the member of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of SHOPPES AT REUNION, LLC formerly 56<sup>th</sup> STREET PROFESSIONAL CENTER, LLC.

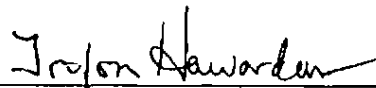
Executed by the undersigned at Clearwater, Pinellas County, Florida on this 2th day of November, 2021.

  
\_\_\_\_\_  
George G. Pappas

ACCEPTANCE BY REGISTERED AGENT

Trifon Houvardas, as Manager of Foresight Property Services, LLC does hereby accept the designation of Registered Agent and states that he is familiar with , and accepts, the obligations provided for in section 607.325, Florida Statutes.

Dated this 12th day of November, 2012

  
\_\_\_\_\_  
Trifon Houvardas, MGR of  
Foresight Property Services, LLC