# U000001176

(Requestor's Name)
(Address)
(Address)
(riddless)
(City/State/Zip/Phone #)
PICK-UP WAIT MAIL
(Business Entity Name)
(Document Number)
Certified Copies Certificates of Status
Special Instructions to Filing Officer:
L. SELLERS
MAR 1 2 2010

Office Use Only

**EXAMINER** 



100171213501

03/11/10--01037--003 \*\*130.00

10 MAR | | Ph 12: 44
SECRETARY OF STATE
ALLAHASSEE, FLORIDA

## MARCUS & MARCUS P.A. 317 N KROME AVENUE HOMESTEAD, FLORIDA 33030 (305) 247-2116 (305) 247-6855 FAX

Douglas J. Pracher djp@marcuslaw.com

March 9, 2010

Via Federal Express
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: S.W. Real Estate, LLC

Dear Sirs:

The enclosed Articles of Organization, <u>a copy for date stamping</u> and fees are submitted for filing. Please return all correspondence concerning this matter to the following:

Douglas J Pracher Marcus & Marcus P.A. 317 North Krome Avenue Homestead, Florida 33030

For further information concerning this matter, please call: Douglas J Pracher at (305) 247-2116. Enclosed is a check for the following amount: \$130.00 Filing Fee and Certificate of Status.

Very Truly Yours

Marcus & Marcus P.A.

Douglas J. Pracher

**Enclosures** 

#### ARTICLES OF ORGANIZATION

OF

#### S.W. REAL ESTATE, LLC.

The undersigned, desiring to organize and establish a limited liability company pursuant to the laws of the State of Florida, executes these Articles of Organization on February 19, 2010

#### ARTICLE I NAME

The name of the limited liability company is S.W. REAL ESTATE, LLC.,.

#### ARTICLE II DURATION

The period of duration for this limited liability company is fifty (50) years from the date of filing the Articles of Organization with the appropriate state filing office, unless extended and/or sooner dissolved by the members or as provided by state law.

# ARTICLE III PURPOSE

The purpose for which this limited liability company is organized is to hold and manage real estate and to otherwise perform any lawful purpose.

# ARTICLE IV PRINCIPAL PLACE OF BUSINESS

The principal place of business of this limited liability company is 2516 SE 20<sup>th</sup> Place, Homestead, Florida 33035

### ARTICLE V REGISTERED AGENT & OFFICE

The name of the limited liability company's registered agent, whose Consent to Appointment as Registered Agent is included with these Articles, is and the address of the registered office and designated office within the State of is Stephen W. Hopper, 2516 SE 20 DE TO PROPERTIES TO

## ARTICLE VI GOVERNING DOCUMENT

The limited liability company shall be governed by a written operating agreement, the terms of which shall supplement the provisions of state law. As provided in the operating agreement, the members have permanently and unanimously waived and eliminated, to the maximum extent permitted by law, any liability of any member for the return of money or property to the limited liability company which the member rightfully received as a distribution of part or all of the member's capital account.

# ARTICLE VII ADMISSION OF ADDITIONAL MEMBERS

Additional members may be admitted to this limited liability company only with and upon such terms as are contained in the Operating Agreement.

### ARTICLE VIII CONTINUATION

The remaining members of this limited liability company may, by unanimous vote, exercise the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or occurrence of any other event, which terminates the continued membership of a member in this limited liability company.

# ARTICLE IX MANAGEMENT

The business of this limited liability company shall be conducted under the exclusive management of its managers, who shall have exclusive authority to act for the company in all matters. Managers and members cannot enter into a Business Dissolution Consent Agreement, except upon compliance with and satisfaction of any laws, statutes, regulations, and rules of the State of STATE OF FLORIDA and the Operating Agreement. The names and addresses of the initial managers of the Company are:

STEPHEN W. HOPPER 2516 SE 20TH PL HOMESTEAD FL,33035 FILED

10 MAR 11 PH 12: 44

SECRETARY OF STATE

S.H. INVESTMENTS INC. 2516 SE 20TH PL HOMESTEAD FL, 33035

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of S. W. Real Estate, L.L.C.

Executed by the undersigned at Homestead Florida on this 19th and of February, 2010.

STEPHEN W. HOPPER

STEPHEN W. HOPPER, President

S. H. Investments, Inc.

State of Florida

County of Miami-Dade

Subscribed, sworn to and acknowledged before me this 19th day of, February, 2010. by Stephen W. Hopper individually and as President of S. H. Investments, Inc., who is personally known to me or who has produced FL Dr. Lyc. \_\_\_\_ as identification.

Notary Public

My Commission Expires



## CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY S.W. Real Estate, LLC, SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA:

- 1. The name of the Limited Liability Company is S.W. Real Estate LLC.
- 2. The name and the Florida street address of the registered agent and office are:

Douglas J. Pracher

Marcus & Marcus P.A.

200 NE 2nd Drive, Homestead, Florida 33030

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, Florida Statutes.

Douglas J. Pracher

Registered Agent