

L11000015918

Rafael J. Sanchez - Aball, AA

(Requestor's Name)

(Address)

2506 Ponce De Leon Blvd

(Address)

Coral Gables, FL 33134

(City/State/Zip/Phone #)

☐

PICK-UP

☐

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(Business Entity Name)

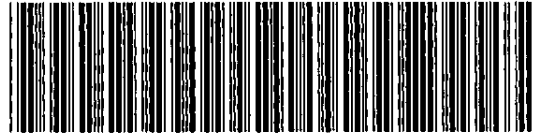
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11 FEB - 7 PM 3:00

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DIVISION OF CORPORATIONS

N. Culligan FEB - 7 2011



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

February 3, 2011

RAFAEL J. SANCHEZ-ABALLI, PA  
2506 PONCE DE LEON BLVD.  
CORAL GABLES, FL 33134

SUBJECT: 711 SW 11 ST LLC  
Ref. Number: W11000006661

We have received your document for 711 SW 11 ST LLC, however, upon receipt of your document no check was enclosed. Please return your **document** along with a **check** or **money order** made payable to the Department of State for \$.

The document must be signed by a Member or authorized representative of a Member. The incorporator is for a Corporation. Same for the Registered Agent signature must be Registered Agent.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6067.

Neysa Culligan  
Regulatory Specialist II

Letter Number: 211A00002897

**ARTICLES OF ORGANIZATION**

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS

**FOR FLORIDA LIMITED LIABILITY COMPANY** 11 FEB -7 PM 3:00

**ARTICLE I - NAME**

The name of the Limited Liability Company is:

711 SW 11 ST LLC

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the Limited Liability Company is:

711 SW 11 ST LLC  
12833 S.W. 45 Terrace  
Miami, Florida 33175

**ARTICLE III - REGISTERED AGENT AND REGISTERED OFFICE**

The name and street address of the registered agent is:

Rafael Sanchez-Aballi  
2506 Ponce de Leon Boulevard  
Coral Gables, Florida 33134

**ARTICLE IV - PURPOSE**

The purpose for which the Limited Liability Company is formed is to engage in any lawful acts or activities for which limited liability companies may be formed under Chapter 608 of the Statutes of the State of Florida.

**ARTICLE V - DURATION**

The Limited Liability Company shall exist perpetually unless dissolved according to law.

**ARTICLE VI - MANAGEMENT**

As set forth in the Limited Liability Company's Operating Agreement, the Limited Liability Company is to be managed by one manager and is, therefore, a manager-managed company. The name of the initial manager is as follows:

Antonio Guerra

**ARTICLE VII - ADMISSION OF ADDITIONAL MEMBERS**

New members may be admitted by the unanimous vote and upon such terms as the then current members of the Limited Liability Company may determine at the time of the application by or on behalf of a proposed new member.

## **ARTICLE VIII - MEMBERS' RIGHTS TO CONTINUE BUSINESS**

The remaining members of the Limited Liability Company shall have the right to continue the business of the Limited Liability Company upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which would ordinarily terminate the continued membership of a member of the Limited Liability Company.

## **ARTICLE IX - INDEMNIFICATION**

(A) The Limited Liability Company shall indemnify any person who is or was a party, or who is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, including all appeals, by reason of the fact that he or she is or was a member, managing member or employee of the Limited Liability Company, or is or was serving at the request of the company as a director, trustee, officer or employee of another limited liability company, corporation, partnership, joint venture, trust or other enterprise, against any and all expenses (including reasonable attorneys' fees), judgments, decrees, fines, penalties and amounts paid in settlement, which were actually and reasonably incurred by him or her in connection with such action, suit or proceeding, if he or she acted in good faith and in a manner which he or she reasonably believed to be in, or at least not opposed to, the best interests of the company, and, with respect to any criminal action or proceeding, he or she had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in, or at least not opposed to, the best interests of the company.

(B) The foregoing indemnification shall not apply in the case of an action, suit or proceeding instituted by one or more members of the company, if the claim, matter or issue raised therein is determined by a court of competent jurisdiction to have resulted from the negligence of misconduct of the member(s) seeking indemnification; provided, however, that such indemnification shall nonetheless apply if, in view of all of the circumstances of the case, such court shall determine that such member(s) is/are fairly and reasonably entitled to indemnification, with respect to such expenses, judgments, decrees, fines, penalties and amounts paid in settlement as determined by the court.

(C) Expenses of each person indemnified hereunder, incurred in defending against a civil, criminal, administrative or investigative action, suit or proceeding (including all appeals), or threat thereof, may be paid by the company in advance of the final disposition of such action, suit or proceeding, as authorized by a majority in interest of the members, upon receipt of an undertaking by such person to repay such amount unless it shall ultimately be determined that he or she is entitled to be indemnified by the corporation.

February 8, 2011.

By: 

Rafael Sanchez-Aballi, Authorized Representative

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE  
711 SW 11 ST LLC**

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/ REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

711 SW 11 ST LLC

2. The name and address of the registered agent and office is:

Rafael Sanchez-Aballi  
2506 Ponce de Leon Blvd.  
Coral Gables, Florida 33134

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.

By: \_\_\_\_\_

Rafael Sanchez-Aballi, Registered Agent

Date: February 8, 2011

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