

L12000088375

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

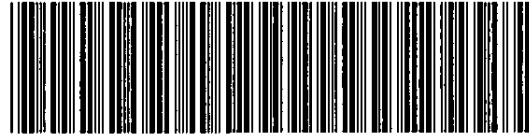
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



400236488804

06/18/12--01032--003 \*\*70.00

400236488804  
07/02/12--01017--005 \*\*90.00

FILED  
2012 JUL -3 PM 3:44  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

J. BRYAN

JUL -6 2012

EXAMINER

L12-77240  
505  
60

## COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: Seltzer Realty "LLC."

Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Lance Seltzer

Name of Person

Seltzer Realty "LLC."

Firm/Company

820 Greenbriar Avenue

Address

Davie, Florida 33325

City/State and Zip Code

Seltzerrealty@yahoo.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Lance Seltzer

Name of Person

at ( 954 ) 605-1642

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$125.00 Filing Fee

☐ \$130.00 Filing Fee &  
Certificate of Status

☐ \$155.00 Filing Fee &  
Certified Copy  
(additional copy is enclosed)

☒ \$160.00 Filing Fee,  
Certificate of Status &  
Certified Copy  
(additional copy is enclosed)

**Mailing Address**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street/Courier Address**

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

FILED  
2012 JUL -3 PM 3:44  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



For Review  
ONLY

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

June 19, 2012

LANCE SELTZER  
820 GREENBRIAR AVE  
DAVIE, FL 33325

SUBJECT: SELTZER REALTY LLC  
Ref. Number: W12000033040

RECEIVED  
12 JUL -2 PM 3:43  
DIVISION OF CORPORATIONS

We have received your document for SELTZER REALTY LLC and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name must contain a word that will clearly indicate that it is a corporation. Such words include: CORPORATION, CORP., COMPANY, CO., INC., and INCORPORATED.

The registered agent must sign accepting the designation.

Please return the corrected original and one copy of 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) 245-6052.

Justin M Shivers  
Regulatory Specialist II  
New Filing Section

Letter Number: 512A00016959

FILED  
2012 JUL -3 PM 3:44  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I AM SENDING THIS NOTE TO INFORM  
YOU THAT YOU CURRENTLY HAVE \$70.00  
OF MINE FROM MY PREVIOUS APPLICATION  
THAT WAS DENIED. ATTACHED IS THE  
DENIAL FORM AND APPLICATION.

I WISH TO BE A LLC. AND HAD  
PREVIOUSLY FILLED OUT THE WRONG FORM.

THANK YOU

LANCE SETZER

FILED

2012 JUL -3 PM 3:44

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

### ARTICLE I - Name:

The name of the Limited Liability Company is:

Seltzer Realty "LLC."

(Must end with the words "Limited Liability Company, "L.L.C.," or "LLC.")

### ARTICLE II - Address:

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

#### Principal Office Address:

820 Greenbriar Avenue  
Davie Florida 33325

#### Mailing Address:

820 Greenbriar Avenue  
Davie Florida 33325

### ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Lance Seltzer

Name

820 Greenbriar Avenue

Florida street address (P.O. Box **NOT** acceptable)

Davie FL 33325

City, State, and Zip

FILED  
2012 JUL -3 PM 3:44  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*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.*

  
Registered Agent's Signature (REQUIRED)

(CONTINUED)

**ARTICLE IV- Manager(s) or Managing Member(s):**

The name and address of each Manager or Managing Member is as follows:

**Title:**

"MGR" = Manager

"MGRM" = Managing Member

**Name and Address:**

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

2012 JUL -3 PM 3:44  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

(Use attachment if necessary)

**ARTICLE V:** Effective date, if other than the date of filing: \_\_\_\_\_. (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

**REQUIRED SIGNATURE:**



Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.)

LANCE SETZER

Typed or printed name of signee

**Filing Fees:**

- \$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent
- \$ 30.00 Certified Copy (Optional)
- \$ 5.00 Certificate of Status (Optional)