

Florida Department of State

Division of Corporations

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Division of Corporations
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Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
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LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
SCANLET PROPERTIES LLC

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STATEMENT OF AUTHORITY

Pursuant to section 605.0302(1), Florida Statutes, this limited liability company submits the following statement of authority:

FIRST: The name of the limited liability company is: Scanlet Properties LLC

SECOND: The Florida Document Number of the limited liability company is: L12000100375

THIRD: The street address of the limited liability company's principal office is:

18686 Collins Avenue, PH-2607

Sunny Isles Beach, Florida 33160

The mailing address of the limited liability company's principal office is:

18686 Collins Avenue, PH-2607

Sunny Isles Beach, Florida 33160

FOURTH: This statement of authority grants or sets limitations of authority on all persons having the status or position of a person in a company, whether as a member, transferee, manager, officer or otherwise or to a specific person on the following:

1. May execute an instrument transferring real property held in the name of the company.

a. Granted to: Pilar Mercader, as Authorized Representative of the Company to
execute all documents related to the sale & conveyance of real property

b. No authority granted to: _____

2. May enter into other transactions on behalf of, or otherwise act for or bind, the company.

a. Granted to: _____

b. No authority granted to: _____


Signature of authorized representative

Andrea Castiglioni

Typed or printed name of signature

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CERTIFICATE OF MEMBER'S AND MANAGER'S RESOLUTION

The undersigned hereby certify that the following is a true copy of Resolutions duly adopted by the Member and Manager of **Scanlet Properties LLC**, a **Florida limited liability company** ("the Company"), at a meeting duly held on November 5, 2020, where a full quorum was present, and duly entered in the minutes of said meeting in the book of minutes of the Company, and that said Resolutions are in conformity with the Articles of Organization and Operating Agreement of the Company, and that they are in full force and effect.

RESOLVED: The Company is duly organized, validly existing Company in good standing under the laws of the State of Florida, and was in good standing at the time of the acquisition of the property.

FURTHER

RESOLVED: That the Company is hereby authorized to sell and convey the following legally described real property that is also known as and located at 18683 Collins Avenue, PH-2607, Sunny Isles Beach, Florida 33160 ("Property")

Unit 2607 of M Resort Residences, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 23128, Page(s) 3490, of the Public Records of Miami-Dade County, Florida, and any amendments thereto, together with its undivided share in the common elements.

FURTHER

RESOLVED: That Pilar Mercader, as Authorized Representative of the Company is hereby authorized to execute any and all documents necessary including, but not limited to, the HUD-1 Settlement Statement, Warranty Deed, Bill of Sale, affidavits, assignments, closing agreements and any other documents related thereto to effect the sale and conveyance of the Property.

FURTHER

RESOLVED: That there are no bankruptcy or insolvency proceeding, voluntary or involuntary, threatened or pending against the Company or its Manager or Member in any court, and that there are no grounds upon which any court proceeding could be filed against the Company.

FURTHER

RESOLVED: That the undersigned member and manager certify that the foregoing resolution was duly and regularly enacted at a meeting of the member and manager called for that purpose and held in accordance with the regulations of the Company; and that the resolution is in full force and effect as of the date of this Certificate and has not been altered, modified or rescinded.

DATED this 5th day of November, 2020.

By: _____

Andrea Castiglioni, Sole Manager

Scanlet Development S.A., a Panamanian company, sole Member

By: _____

Name: **Licimaco Herrera Soto**
Title: **President**

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