

43000012539

(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



400271097564

04/02/15--01020--007 **55.00

APR 22 2014
C. CARROT

2015 APR -2 PM 2:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Modern Work Space LLC, a Florida limited liability company
Name of Limited Liability Company

Dear Sir or Madam:

The enclosed Statement of Authority and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Michele B. Softness, Esq.

Name of Person

Isicoff Ragatz & Koenigsberg

Firm/Company

1200 Brickell Avenue, Suite 1900

Address

Miami, Florida 33131

City/State and Zip Code

philsaada@gmail.com

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

For further information concerning this matter, please call:

Michele B. Softness, Esq.

Name of Person

at (305)

Area Code

373-3232

Daytime Telephone Number

STREET/COURIER ADDRESS:

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

MAILING ADDRESS:

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

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: MODERN WORK SPACE Florida limited liability company (the "Company").

SECOND: The Florida Document Number of the limited liability company is: L13000012

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

3732 NE 199TH STREET
AVENTURA, FL 33180

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

3732 NE 199TH STREET
AVENTURA, FL 33180

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: Philip Saada, Manager

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 : Philip Saada, Manager

b. No authority granted to:

FIFTH—LIMITATION. The authority granted herein is granted made in connection with a loan (the "Loan") being made by Terrabank, N.A. (the "Bank") to the Company in the original principal sum of \$1,100,000.00 pursuant to which this Company will mortgage and encumber certain real property and the improvements thereon located in Broward County, Florida and otherwise transfer and collaterally assign to Bank its present and hereafter acquired personal property assets, including without limitation, all rents, leases, accounts, instruments, documents, contract rights, to secure the obligations owing by this Company thereunder. The foregoing Manager is authorized, directed and empowered: to enter into, execute and deliver to Bank on

2015 APR -2 PM 2:01
a
SECRETARY OF STATE
ALLAHUSSEIN
FLORIDA

FILED

behalf of this Company, all documents requested or required by the Bank in connection with the Loan, including, without limitation, a promissory note, mortgage; assignments of interests in real property, personal property accounts, instruments and intangible assets (the "Loan Documents") to obtain funds from Bank, pursuant to the terms thereof; to obtain from Bank such financing, loans and advances in such amounts and on such terms and conditions as such officer or delegated person deems proper; to execute notes and other evidences of this Company's indebtedness with respect thereto, if so requested; from time to time, to modify and amend the Loan Documents and to enter into and execute supplementary agreements with respect thereto; to execute and deliver to Bank any and all mortgages, assignments, schedules, transfers, financing statements, notices, contracts, notes, designations, consignments, and any other instruments and documents in connection with the Loan Documents, as amended or supplemented from time to time, and as may be requested by Bank, and to execute such further instruments, agreements or documents and to perform such other acts as may be necessary or desirable to implement the terms, provisions, purposes and intents, whether express or implied, of such financing program between Bank and this Company and of this resolution; all of the foregoing on such terms and conditions as such officer or delegated person deems proper; and all such action of any such officer or delegated person shall be taken to be the action of this Company and of all of the Members of this Company

SIXTH: Neither the Company nor the undersigned has executed or will, prior to the completion of the Loan transaction and recordation of the Mortgage and related documents execute any limitation or termination of the authority granted herein which is in full force and effect.

SEVENTH: Neither the Company nor the undersigned has filed articles of dissolution.

NINTH: The undersigned acknowledges that the Bank is relying upon the statements contained herein, which has agreed to extend the Loan to the Company.

March 31, 2015

Philip Saada, Authorized Person