

L14000037195

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

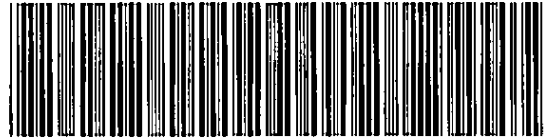
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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Statement
of
Authority

JUN 25 2020

D CUSHING

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: DLS FLORIDA PROPERTIES, LLC

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:

Jorge E. Otero, Esq.

Name of Person

Jorge E. Otero & Associates, P.A.

Firm/Company

75 Valencia Avenue, Fourth Floor

Address

Coral Gables, Florida 33134

City/State and Zip Code

service@oterolaw.com

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

For further information concerning this matter, please call:

Jorge E. Otero, Esq.

305

567-9000

at ()

Name of Person

Area Code

Daytime Telephone Number

Mailing Address:

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

Street Address:

Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

20 JUN -1 PM 3:45

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: _____

DLS FLORIDA PROPERTIES, LLC

SECOND: The Florida Document Number of the limited liability company is: 61422037195

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

15 ANGELFISH CAY DRIVE

KEY LARGO, FL 33037

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

15 ANGELFISH CAY DRIVE

KEY LARGO, FL 33037

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: STEVEN M. PUGLIELLI

20 PARK PLAZA, SUITE 700, BOSTON, MA 02116

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: STEVEN M. PUGLIELLI

20 PARK PLAZA, SUITE 700, BOSTON, MA 02116

b. No authority granted to: _____

Donald L. Saunders

By Patricia A. Hurst POA
Signature of authorized representative

Donald L. Saunders

By PATRICIA A. HURST
Typed or printed name of signature

Filing Fee: \$25.00

Certified Copy: \$30.00 (optional)

DURABLE POWER OF ATTORNEY

I, the undersigned **Donald L. Saunders**, having a residential address of Ocean Reef Club, 15 Angelfish Cay Drive, Key Largo, FL 33037-5205, and a business address of The Saunders Building, 20 Park Plaza, Boston, MA 02116, hereby acting individually and also in my capacity as Shareholder and Officer of all corporations, Manager and Member of all limited liability companies, General Partner and Limited Partner of all partnerships, and Trustee and Beneficiary of all trusts, which corporations, limited liability companies, partnerships and trusts include, but are not limited to, those listed on Exhibit A hereto,

do hereby make, appoint and designate: **Patricia A. Hurst**, having a business address c/o The D.L. Saunders Real Estate Corporation, 20 Park Plaza, 7th Floor, Boston, MA 02116, as my true and lawful attorney to act in my name and on my behalf, both individually and in my name as Manager and Member of all limited liability companies, General Partner and Limited Partner of all partnerships, and as Trustee and Beneficiary of all trusts, and having all power and authority to take all actions that I would have the power and authority to undertake if I were acting directly. Without limiting the generality of the foregoing, I hereby give and grant to the said **Patricia A. Hurst** the power and authority to undertake the following:

- (i) sign my name to documents;
- (ii) procure and administer all insurance transactions;
- (iii) negotiate, execute and deliver contracts of all kinds, including real property leases and contracts which predate this instrument, and to administer, amend and compromise all provisions and obligations under such contracts;
- (iv) the sale of the real property condominium located at 901 S. Plymouth Court, Unit 506, Chicago, Illinois ("Unit 506"), including without limitation, the negotiation and execution of: broker listing agreements, purchase and sale agreements, the deed, and all closing documents such as a closing disclosure, settlement statement, seller representation documents, and bill of sale;
- (v) prosecute, defend and settle all claims, including claims before courts of law and arbitration panels;
- (vi) tax matters, including signing and filing tax returns;
- (viii) financial transactions, including applying for and receiving benefits afforded under the Federal CARES Act;
- (ix) social security transactions and employee benefit transactions, including retirement plan transactions;
- (x) all actions necessary for business operations, including open and maintain bank accounts, issue checks from bank accounts, deposit monies and endorse checks into bank accounts, execute and deliver promissory notes and other

DLS Initials: 

- loan documents, endorse draws and drafts on letters of credit, hire and terminate employees and establish their compensation, and establish the payment amount to be received and paid under contracts and leases;
- (xi) actions to administer, preserve and protect all real property, whether located within the United States of America or foreign jurisdictions such as France and Norway;
 - (xii) actions necessary to respond to COVID-19 and to any other epidemic or pandemic event;
 - (xiii) estate transactions, including to defer or cancel charitable contributions and the execution and delivery of Florida limited liability Operating Agreements and other instruments whereby the limited liability company membership interest and other personal property and real property interests are assigned and transferred to The Donald L. Saunders Loving Trust, created u/d/t dated November 11, 2019, or to The Donald L. Saunders Family Legacy Trust, created u/d/t dated November 11, 2019;
 - (xiv) powers of appointment, including with respect to appointments for corporations, limited liability companies, partnerships, trusts, and all other appointment powers;
 - (xv) power to extend dates on which any Declaration of Trust and Partnership Agreement would otherwise expire;
 - (xvi) administer all corporate matters, limited liability company Operating Agreements, Partnership Agreements and Declaration of Trusts.

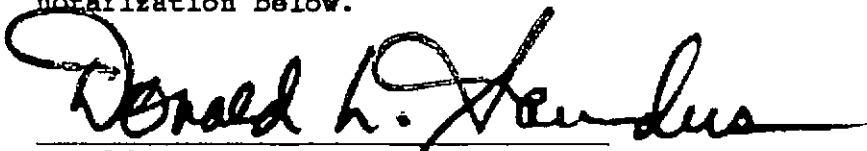
Excluded from the power and authority granted hereby are: (i) amending any provision in my Last Will & Testament; (ii) amending any provision in any of the following Declarations of Trust: The Donald L. Saunders Loving Trust, created u/d/t dated November 11, 2019; The Donald L. Saunders Family Legacy Trust, created u/d/t dated November 11, 2019; The Irving Saunders Family Trust, for the benefit of Donald L. Saunders, created u/d/t dated August 30, 1974; The 1976 Irving M. Saunders Family Trust, for the benefit of Donald L. Saunders, created u/d/t dated December 23, 1976; The Donald L. Saunders Irrevocable Trust-1996, created u/d/t dated November 25, 1996; and The Donald L. Saunders Family Trust, created u/d/t dated January 15, 2016; and (iii) undertaking any action that is inconsistent with the governance documents of any legal entity.

The said Patricia A. Hurst shall have no personal liability for any action undertaken in the good faith belief that such action is consistent with the power and authority granted hereby.

OLS Initials:



This power of attorney shall not be affected by the subsequent disability or incapacity of Donald L. Saunders, no matter how extreme. A copy of this instrument shall be accepted as an original. This instrument shall expire forty-eight (48) months from the date of notarization below.



Donald L. Saunders
Acting in the capacities stated above

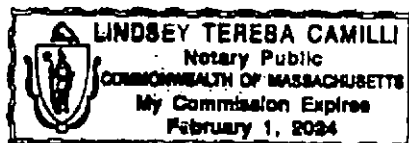
COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 8 day of April, 2020, before me, the undersigned notary public, appeared Donald L. Saunders, proved to me through satisfactory evidence of identification which was personal knowledge, and who acknowledged to me that he executed this instrument as his free act and deed in the capacities stated.



Notary Public
My Commission Expires:



DLS Initials: 

EXHIBIT A

**Durable Power of Attorney
By Donald L. Saunders**

Thirty-Eight Angelfish Cay Drive, LLC (a Florida limited liability company); 34 Ocean Reef Drive CH2C, LLC (a Florida limited liability company); DLS Florida Properties, LLC (a Florida limited liability company); D. L. Saunders Properties #1714, LLC (a Florida limited liability company); Brickell 3601, LLC (a Florida limited liability company); D.L. Saunders Properties #1714, LLC (a Florida limited liability company); D.L. Saunders Properties #1414, LLC (a Florida limited liability company); Donald L. Saunders Properties, LLC (a Massachusetts limited liability company); Donald Saunders Family, LLC (a Massachusetts limited liability company); Arlington Street 18-19A, LLC (a Massachusetts limited liability company); Arlington Street 18-19A Trust (created u/d/t recorded Suffolk County Registry of Deeds in Book 20306, Page 224); Newbury Street 29-33 LLC (a Massachusetts limited liability company); 29-33 Newbury Street Trust-1988 (created u/d/t recorded with the Suffolk County Registry of Deeds in Book 8158, Page 125); Newbury Street 35 LLC (a Massachusetts limited liability company); 35 Newbury Street Trust (created u/d/t recorded with the Suffolk County Registry of Deeds in Book 20718, Page 43); Boston Development Company 39/45 Realty Trust (created u/d/t recorded with the Suffolk County Registry of Deeds in Book 12807, Page 300); Boston Investment Property #39/45 Newbury, a Massachusetts Limited Partnership; 229 Newbury Street Trust (created u/d/t recorded with the Suffolk County Registry of Deeds in Book 20141, Page 34); Boston Investment Property #1/5 Winchester, a Massachusetts Limited Partnership; Winchester Street Realty Trust (created u/d/t recorded with the Norfolk County Registry of Deeds in Book 5465, Page 314); Boston Development Realty Trust /173 (created u/d/t recorded with the Norfolk County Registry of Deeds in Book 7391, Page 713); Boston Investment Property #1 State, a Massachusetts Limited Partnership; The D.L. Saunders State Street North Parking Lot Company, LLC (a Massachusetts limited liability company); The D.L. Saunders Companies & The Boston Park Plaza Hotel, LLC (a Massachusetts limited liability company); Eastern Point LLC (Massachusetts limited liability company); Niles Pond Road LLC (a Massachusetts limited liability company); Twenty Park Plaza, LLC (a Massachusetts limited liability company); and SaunStar LLC (a Delaware limited liability company) The D.L. Saunders Real Estate Corporation (a Massachusetts corporation); The Saunders Enterprises Payroll Corporation (a Massachusetts corporation); The Donald L. Saunders Loving Trust, created u/d/t dated November 11, 2019; The Donald L. Saunders Family Legacy Trust, created u/d/t dated November 11, 2019; The Irving Saunders Family Trust, for the benefit of Donald L. Saunders, created u/d/t dated August 30, 1974; The 1976 Irving M. Saunders Family Trust, for the benefit of Donald L. Saunders, created u/d/t dated December 23, 1976; The Donald L. Saunders Irrevocable Trust-1996, created u/d/t dated November 25, 1996; and The Donald L. Saunders Family Trust, created u/d/t dated January 15, 2016.

--- End of Exhibit A ---

DLS initials: 