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March 3, 2015

Department of State
Division of Corporations
Corporate Filings
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

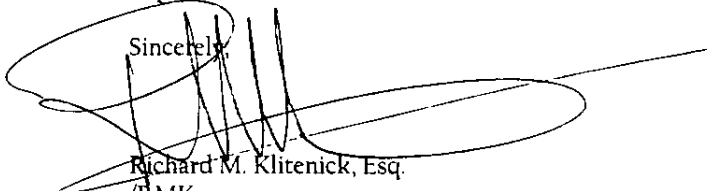
RE: 1617 Duncan Street, LLC
AMENDED ARTICLES OF ORGANIZATION

To Whom It May Concern:

Enclosed herein please find the original AMENDED Articles of Organization of 1617 DUNCAN STREET, LLC, along with my firm's Operating Account Check No.: 251350 in the amount of THIRTY-FIVE & 00/100^{ths} DOLLARS (\$35.00) to cover filing fees.

Should the same meet with the Department's approval, please file the Amended Articles of record as soon as possible.

Sincerely,



Richard M. Klitenick, Esq.

/RMK

Enclosure as stated

c: client (w/encs.)

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
2015 MAR 10 AM 10:06

AMENDED
ARTICLES of ORGANIZATION

of

1617 DUNCAN STREET, LLC

Having previously formed and created a limited liability company pursuant to Chapter 605 and Fla. Stat. §605.0201 of the laws of the State of Florida, we do hereby execute and adopt these Amended Articles of Organization to be filed with the Florida Department of State and do hereby state and certify the following:

ARTICLE I - NAME OF LIMITED LIABILITY COMPANY

In accordance with Fla. Stat. §605.0112 and §605.0201(2)(a), the limited liability company's name shall be:

"1617 DUNCAN STREET, LLC"

ARTICLE II - PERIOD OF DURATION OF LIMITED LIABILITY COMPANY

This limited liability company shall have an indefinite duration in accordance with Fla. Stat. §605.0108(3). This limited liability company's existence shall begin at the date and time when the original electronic Articles of Organization were filed with the Florida Department of State, all in accordance with Fla. Stat. §605.0201(4) and Fla. Stat. §605.0207.

ARTICLE III - LOCATION OF PRINCIPAL OFFICE

As required under Fla. Stat. §605.0201(2)(b), the mailing and street address of this limited liability company's principal office is as follows:

Street Address:
10320 SW 70th Ave
Miami, FL 33156

Mailing Address:
10320 SW 70th Ave
Miami, FL 33156

ARTICLE IV - REGISTERED OFFICE AND REGISTERED AGENT

The street address of this limited liability company's initial registered agent address in the State of Florida is: 1009 Simonton Street, Key West, Florida 33040. The name of the registered agent at such registered office is:

RICHARD M. KLITENICK, ESQ.

ARTICLE V - ADMISSION OF NEW MEMBERS

Members may admit additional new Members in compliance with the terms and conditions of this article. A new Member may be admitted into this limited liability company only if (i) such new Member acquires ownership units in this limited liability company, (ii) any first refusal rights or other restrictions on ownership unit transferability granted under any operating agreement then in effect governing this limited liability company are complied with, (iii) such new Member agrees to comply with any operating agreement then in effect governing this limited liability company and (iv) such new Member executes such instruments as the other Members determine are necessary or desirable to effect such admission and to confirm the agreement of the person or entity being admitted as a new Member to be bound by all the covenants, terms and conditions of these Amended Articles of Organization and any operating agreement then governing this limited liability company then in effect. Said new Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company in an amount commensurate with the formula prescribed in Article VIII hereof.

ARTICLE VI - CONTINUATION OF BUSINESS

The remaining Members of this limited liability company are specifically given the right to continue the business upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or the occurrence of an event which terminates the continued membership of a Member in this limited liability company; it being the intent of the Members hereunder that the existence of this limited liability company be for the term of years set forth in Article II hereof.

ARTICLE VII - COMPOSITION OF MANAGEMENT

In accordance with Fla. Stat. §605.0201(3)(a), this limited liability company shall be managed by a Managing Member-managed company for purposes of Fla. Stat. §605.0407 and other relevant provisions of Chapter 605, Florida Statutes. This limited liability company shall be managed by two (2) Managing Members, BRYAN & TATIANA POMMER, during their lifetimes and no other persons or individuals shall have the right to manage this Limited Liability Company unless Managing Members, BRYAN & TATIANA POMMER, or their survivors, resigns, dies, voluntarily retires or consents in writing to a successor(s) Managing Member. Accordingly, this

Limited Liability Company is to be a Managing Member-managed company as set forth in Fla. Stat. §605.0407(1)(a) and Fla. Stat. §605.0201(3)(a) and shall be so managed by Managing Members, BRYAN & TATIANA POMMER until they resign, die, retire, or consent to a Successor Managing Member(s). Upon the resignation, death, or retirement, or written consent to a successor Managing Member of Managing Members, BRYAN & TATIANA POMMER, or either or both of them, whichever first occurs, in such event, a successor Managing Member(s) shall be selected (i) in accordance with any then adopted Operating Agreement governing this Limited Liability Company or (ii) if no such operating agreement has been so adopted, by majority percentage vote of Members holding a majority of Units in this Limited Liability Company.

In accordance with the foregoing, the name and addresses of the Managing Members of this Limited Liability Company is:

Name of Managing Member

Address

BRYAN POMMER

10320 SW 70th Ave
Miami, FL 33156

TATIANA POMMER

10320 SW 70th Ave
Miami, FL 33156

Notwithstanding anything to the contrary contained in Fla. Stat. §605.0407 or Fla. Stat. §605.0404(2) (or successor sections) the Managing Members shall have sole discretion in making decisions to make distributions to members from this Limited Liability Company. Furthermore, since this limited liability company is to be a Managing Member-managed company, the Managing Members shall have all of the rights afforded under Fla. Stat. § 605.0407(3) (or successor statute); and the rights afforded to the Managing Members hereunder shall not be abridged by any subsequent amendments to this limited liability company's Operating Agreement.

ARTICLE VIII - OWNERSHIP UNITS

The maximum number of ownership units that this limited liability company is authorized to have outstanding is One Thousand (1,000) units, all of which shall be identical units. This limited liability company is not obligated to issue all of its authorized outstanding units but rather may issue to initial Members a portion of its authorized ownership units and reserve a portion of such ownership units for future authorization to future

Members, if any. Each of such ownership units shall represent the ownership of that percentage of the total units outstanding at any time as is the equivalent of the ratio in which one is the numerator and the total number of units outstanding is the denominator. Each Member shall receive a capital interest and an interest in the net profits and net losses and cash flow of this limited liability company (to the extent distribution is authorized) in an amount equal to that ratio in which the number of units held by that Member is the numerator and the total number of units outstanding is the denominator.

ARTICLE IX - PURPOSE OF LIMITED LIABILITY COMPANY

The purpose for which this limited liability company is formed is to engage in any lawful acts or other activities for which limited liability companies may be formed under Chapter 605, Florida Statutes. Additionally, this limited liability company may engage in ownership, investment in, purchase, leasing, sale and improvement of real property and/or retail businesses, investments and other financial ventures, and any and all other lawful businesses.

ARTICLE X - STATEMENT OF AUTHORITY AGREEMENT

This limited liability company may file a Statement of Authority as so provided in Fla. Stat. §605.0302. Such statement of authority may encompass all or any matters set forth in Fla. Stat. §605.0302.

ARTICLE XI - OPERATING AGREEMENT

Upon the majority consent of all members hereto, this limited liability company may adopt an "Operating Agreement" which shall govern the operations of this limited liability company, shall prescribe the method for electing the manager and designating successors and shall, if the Members so elect, grant first refusal rights or other restrictions on ownership unit transferability and govern legal arrangements among Members. Nothing in these Amended Articles of Organization shall compel the Members to adopt such an Operating Agreement unless they deem same desirable.

IN WITNESS WHEREOF, the undersigned Members of this limited liability company have executed these Amended Articles of Organization on this 28 day of February, 2015.

1617 DUNCAN STREET,
a Florida Limited Liability Company

By: 
BRYAN POMMER

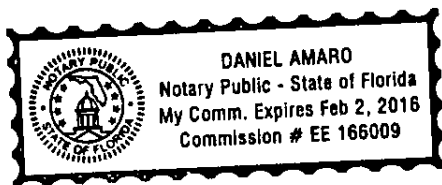
By: 
TATIANA POMMER


STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, an officer duly qualified to take acknowledgments, personally appeared BRYAN POMMER and TATIANA POMMER, the signors who appeared before me at the time of this notarization, and are personally known to me; or, have produced FL DL as identification to prove to me to be the persons described in and who executed the foregoing instrument, and they acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal on this 28th day of February, 2015.

(STAMP/SEAL)




Notary Public Florida
Daniel Amaro
Printed Name

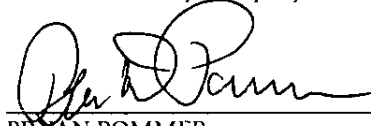
CERTIFICATION DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN
FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Chapters 605 and 48.061, Florida Statutes, the following is submitted:


That 1617 DUNCAN STREET, LLC, desiring to organize or qualify under the laws of the State of Florida as a limited liability company with its principal place of business in the City of Miami, FL, has named RICHARD M. KLITENICK, ESQ., as its agent to accept service of process.

1617 DUNCAN STREET, LLC,
a Florida Limited Liability Company

By:


BRYAN POMMER
Manager & Member
February 28, 2015

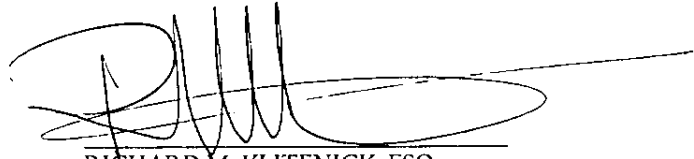
By:


TATIANA POMMER
Manager & Member
February 28, 2015

ACCEPTANCE OF APPOINTMENT BY REGISTERED AGENT

Pursuant to the provisions of the Florida Limited Liability Company Act, Chapter 605 of the Florida Statutes, the undersigned does hereby accept this appointment as Registered Agent on whom process may be served within the State of Florida for the limited liability company named in the foregoing Amended Articles of Organization and by affixing such Registered Agent's signature below states that he is familiar with, and accepts the obligations of that position.

REGISTERED AGENT:


RICHARD M. KLITENICK, ESQ.
March 3, 2015