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JUN 06 2016  
S. YOUNG

NETALI PELES  
CARLOS J. BONILLA  
BRADFORD A. PATRICK  
R. PAUL ROECKER  
ATTORNEYS

CLAUDE DAVIS II  
CLAY CHESHIRE  
GEORGIA ATTORNEYS

JUAN A. GONZALEZ  
DR. RUY CABRAL DE MORAIS  
NOT ADMITTED IN USA



BRIAN HORWITZ  
JAMES LAVIGNE  
JOSE LUYANDA  
NEIL TYGAR  
PAUL LANE  
ADAM D. MAIT  
ARTHUR JONES  
MATTHEW GROSS  
ATTORNEYS  
OF COUNSEL

May 24, 2016

Department of State  
Division of Corporations  
Corporate Filings  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Filing Articles of Amendment to Articles of Incorporation of:

**PREDIAL NORTH AMERICA BUILDER LLC**

With FL document number: L1500170680

Dear Division:

Enclosed please find the Articles of Amendment to Articles of Incorporation of **PREDIAL NORTH AMERICA BUILDER LLC**.

Also enclosed find our check for filing fee and certified copy. The total amount of the check is \$55.00.

I am also enclosing the Special Power of Attorney and Agent Authorization Form for the signatory.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carlos J. Bonilla".

Carlos J. Bonilla  
For the Firm

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SECRETARY OF FLORIDA  
TALLAHASSEE, FLORIDA  
15 MAY 31 PM 5:58

ORLANDO OFFICE  
7901 KINGSPONTE PKWY.  
SUITE 8  
ORLANDO, FLORIDA 32819

TAMPA OFFICE  
3001 N. ROCKY POINT DRIVE E.  
SUITE 200  
TAMPA, FLORIDA 33607

MIAMI OFFICE  
801 BRICKELL AVENUE  
SUITE 900  
MIAMI, FLORIDA 33131

GEORGIA OFFICE  
1230 PEACHTREE STREET, N.E.  
SUITE 2445  
ATLANTA, GEORGIA 30309

## COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: Predial North America Builder LLC  
Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

Carlos J. Bonilla, Esq.

Name of Person

ELP Global, PLLC

Firm/Company

7901 Kingspointe Parkway Suite 8

Address

Orlando, Florida 32819

City/State and Zip Code

carlos@elpglobal.com

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

For further information concerning this matter, please call:

Carlos J. Bonilla, Esq.

407 557-6208

at ( )

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$25.00 Filing Fee

☐ \$30.00 Filing Fee &  
Certificate of Status

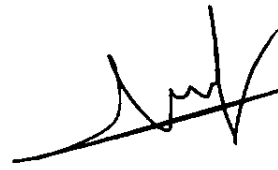
☒ \$55.00 Filing Fee &  
Certified Copy  
(additional copy is enclosed)

☐ \$60.00 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

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TALLAHASSEE, FLORIDA  
16 MAY 31 PM 5:58



## Page 1 of 3

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager

AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
--------------	-------------	----------------	-----------------------

MGR	Nelson A. Delgado Zamorano	2645 S.W. 37th Ave. Ste.301	<input checked="" type="checkbox"/> Add
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		Miami, FL 33133	<input type="checkbox"/> Remove
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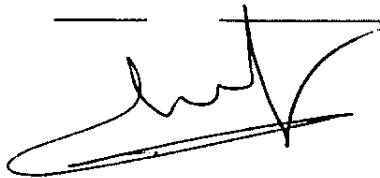
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## SPECIAL POWER OF ATTORNEY AND AGENT AUTHORIZATION

We, **JOEL LEONEL ZEFERINO** and **RODRIGO JOAO MALTA DE MAGALHAES MONTEIRO**, as the only Members of **PREDIAL NORTH AMERICA CONSTRUCTION LLC**, designate **Mr. Nelson Alejandro Delgado Zamorano** to act as our Attorney-in-Fact and Agent (hereinafter referred to as "AGENT"). We are hereinafter referred to as the "PRINCIPAL." We designate our AGENT to execute all applications and perform all tasks required for the development of the project known as **Vittoria Gardens Townhouses**, located at 25900 SW 137<sup>th</sup> Ave., Miami FL 33032-6725, and with a legal description of: the East 1/2 of the South 1/2 of the Southeast 1/4 of Northeast 1/4 of Southeast 1/4 of Section 27, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida (the "Project"); and to appear on our behalf and in our stead before any governmental body or institution. **Mr. Nelson Alejandro Delgado Zamorano** has a Florida Driver's License number of D423-621-68-329-0, and is a Florida resident with a physical address of 8201 Los Pinos Cir., Coral Gables, Florida 33143.

Authority of Agent. I hereby grant to AGENT full power and authority to exercise or perform any act, power, duty, right, or obligation whatsoever that I now have or may hereafter acquire, relating to the Vittoria Gardens Townhouses project and/or PREDIAL NORTH AMERICA BUILDER LLC. This power includes, but is not limited to all permit and utility applications and agreements. This power also includes, but is not limited to the creation, acceptance and grant of any right-of-way easement, easements for ingress and egress, affirmative and negative easements, public and private easements, creation of dominant or servient estates, and all other easements or rights of access. This power also includes, but is not limited to entering into any covenant with any third party to further the development and construction of the Project.

Except as otherwise limited by applicable law or by this Power of Attorney, AGENT has full power and authority to perform without prior court approval, and may take all necessary actions to exercise, any power herein granted as fully as I might or could do if personally present. This power is not diminished even though AGENT may be acting individually or on behalf of any other person or entity interested in the same matters. All acts done under this power by AGENT shall bind me, my company, my heirs, devisees, and personal representatives. This power is nondelegable. I hereby ratify and confirm that AGENT lawfully has by virtue of this Power of Attorney the powers herein granted.

Handwritten signature and a circular stamp, possibly a notary seal, located at the bottom right of the document.

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SECRETARY OF FLORIDA  
TALLAHASSEE, FLORIDA  
APR 23 3 50 PM

Interpretation and Governing Law. This instrument is to be construed and interpreted as a Special (limited) Power of Attorney. This instrument is executed and delivered in the State of Florida, and the laws of Florida shall govern all questions as to the validity of this power and the construction of its provisions.

Third-Party Reliance. Third parties, including Miami-Dade County, South Florida Water Management District, Duke Energy, Florida Power & Light, Dade County Water & Sewer Authority, and FDEP may rely on the representations of AGENT as to all matters relating to any power granted to AGENT, and no person who may act in reliance on the representations of AGENT shall incur any liability to me or my companies as a result of permitting AGENT to exercise any power prior to receipt of a written notice of revocation, suspension, petition to determine our incapacity, partial or complete termination of this power, or my death. Any third party may rely on a duly executed counterpart of this instrument, or a copy certified by AGENT to be a true copy of the original hereof, as fully and completely as if such third party had received the original of this instrument.

IN WITNESS WHEREOF, we set our hands and seals on April 28, 2016.

  
\_\_\_\_\_  
JOEL LEONEL ZEFERINO


Owner / Member - PREDIAL NORTH AMERICA CONSTRUCTION LLC

Owner / Member - PREDIAL NORTH AMERICA BUILDER LLC

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SECRETARY OF FLORIDA  
TALLAHASSEE, FLORIDA  
16 MAY 31 PM 5:58

SIGNED, SEALED, AND DELIVERED


IN THE PRESENCE OF:

  
\_\_\_\_\_  
Print: CARLOS J. BONILLA  
Witness

STATE OF FLORIDA


COUNTY OF MIAMI-DADE

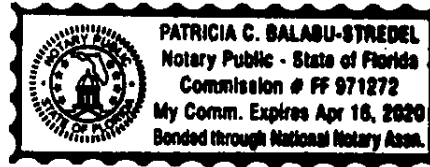
The foregoing instrument was acknowledged before me on April 28, 2016, by JOEL LEONEL ZEFERINO who identified this instrument as his true and correct Special Power of Attorney and






signed the instrument willingly. JOEL LEONEL ZEFERINO provided his passport as identification..


  
\_\_\_\_\_  
Notary Public - State of Florida  
PATRICIA C. BALASU-STREDEL  
(Seal)



  
\_\_\_\_\_  
RODRIGO JOAO MALTA DE MAGALHAES MONTEIRO

Owner / Member - PREDIAL NORTH AMERICA CONSTRUCTION LLC  
Owner / Member - PREDIAL NORTH AMERICA BUILDER LLC


SIGNED, SEALED, AND DELIVERED  
IN THE PRESENCE OF:

  
\_\_\_\_\_  
Print: CARLOS J. BINILLA  
Witness

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SECRETARY OF FLORIDA  
TALLAHASSEE, FLORIDA  
19 MAY 31 PM 5:58

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on April 28, 2016, by RODRIGO JOAO MALTA DE MAGALHAES MONTEIRO who identified this instrument as his true and correct Special Power of Attorney and signed the instrument willingly. RODRIGO JOAO MALTA DE MAGALHAES MONTEIRO provided his passport as identification.

  
\_\_\_\_\_  
Notary Public - State of Florida  
PATRICIA C. BALASU-STREDEL  
(Seal)

