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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

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

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Dear Division:

**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,

.Smillalu

Carlos J. Bonilla For the Firm

ORLANDO OFFICE 7901 KINGSPOINTE PRWY. 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

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





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		COVER LETTER		
TO: Registration Si Division of Co	ection porations	± /₂*4,5*		
CUDICOT.	Predial North /	America Builder LLC		
SUBJECT:	Name of Lir	nited Liability Company		
The enclosed Articles of	Amendment and fee(s) are sul	bmitted for filing.		-
Please return all correspo	indence concerning this matter	r to the following:		10 INCO
		Carlos J. Bonilla, Esq.		ATTACK AND
		Name of Person		12 Thore
		ELP Global, PLLC		PH FIL
		Firm/Company		5 5
	790	1 Kingspointe Parkway Suite 8		60 P
		Address		
		Orlando, Florida 32819		
		City/State and Zip Code		
	E-mail address:	carlos@clpglobal.com (to be used for future annual report notifical	ion)	
For further information c	oncerning this matter, please c	· · · · ·	,	
Carlos J. Bonilla, Esq.	····	407 557-6208		
-	(Person	at ()	lephone Number	
Enclosed is a check for the	e following amount:			
□ \$25.00 Filing Fee	☐ \$30.00 Filing Fee & Certificate of Status	S55.00 Filing Fee & Certified Copy (additional copy is enclosed)	\$60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)	
Registr Divisio P.O. Be	ING ADDRESS: ation Section n of Corporations ox 6327 ssee, FL 32314	STREET/COURIER Registration Section Division of Corporatio Clifton Building 2661 Executive Cente Tallahassee, FL 32301	ons r Circle	A

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ARTICLES OF	AMENDME	NT	
•	0		
ARTICLES OF (	) R G A NIZAT	ION .	
C	) F		
Predial North America			
( <u>Name of the Limited Liability Comp</u> (A Florida Limited	Liability Company)	s on our records.)	
The Articles of Organization for this Limited Liability Company	were filed on	10/07/2015	and assigned
-	·		
Florida document numberL1500170680			
This amendment is submitted to amend the following:			
-	vility company be	ro.	
This amendment is submitted to amend the following: A. If amending name, <u>enter the new name of the limited liab</u>	pility company he	<u>re</u> :	
A. If amending name, <u>enter the new name of the limited liat</u>			hbreviation "L12C"
A. If amending name, <u>enter the new name of the limited liab</u>			<b>6</b> 11
A. If amending name, <u>enter the new name of the limited liab</u>			bbreviation "L.D.C."
A. If amending name, <u>enter the new name of the limited liab</u> The new name must be distinguishable and contain the words "Limited Liabi Enter new principal offices address, if applicable:			<b>6</b> 11
A. If amending name, <u>enter the new name of the limited liab</u> The new name must be distinguishable and contain the words "Limited Liabi Enter new principal offices address, if applicable:			<b>6</b> 11
A. If amending name, <u>enter the new name of the limited liab</u> The new name must be distinguishable and contain the words "Limited Liabi Enter new principal offices address, if applicable:			<b>6</b> 11
A. If amending name, <u>enter the new name of the limited liab</u> The new name must be distinguishable and contain the words "Limited Liabi Enter new principal offices address, if applicable: ( <u>Principal office address MUST BE A STREET ADDRESS</u> )			<b>6</b> 11
A. If amending name, <u>enter the new name of the limited liab</u> The new name must be distinguishable and contain the words "Limited Liabi Enter new principal offices address, if applicable: (Principal office address MUST BE A STREET ADDRESS) Enter new mailing address, if applicable:			<b>6</b> 11
A. If amending name, <u>enter the new name of the limited liab</u> The new name must be distinguishable and contain the words "Limited Liabi Enter new principal offices address, if applicable:			<b>6</b> 11

Name of New Registered Agent:		
New Registered Office Address	Enter Florida street addres	\$
	, Flo	orida Zip Code

## New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

Int

If Changing Registered Agent, Signature of New Registered Agent

Page 1 of 3

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

•

, '

i.

<u>Title</u>	<u>Name</u>	Address	Type of Action
MGR	Nelson A. Delgado Zamorano	2645 S.W. 37th Ave. Ste.301	🗃 Add
		Miami, FL 33133	Remove -
		·····	· Change
			D Add
			Change IN A
			Add 3
		<del></del>	Remove
			Change
- <u></u> :			D Add
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			Remove
			Change
			Add
L	~\C		Remove
			Change

D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)

E. Effective date, if other than the date of filing: \_\_\_\_\_\_\_(Optional) (If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b) <u>Note:</u> If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated	MAY 17. 2016.
	in the
	Signature of a member or authorized representative of a member
	NELSON A. DELGADO ZAMORINO

Typed or printed name of signee

Page 3 of 3

Filing Fee: \$25.00

## 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 be 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'sz 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.

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.

<u>Third-Party Reliance.</u> Third parties, including <u>Miami-Dade County, South Florida Water</u> <u>Management District, Duke Energy, Florida Power & Light, Dade County Water & Sewer Authority,</u> <u>and FDEP</u> 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.

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

JOEL DEONEL ZEFERINO Owner / Member - PREDIAL NORTH AMERICA CONSTRUCTION LLC Owner / Member - PREDIAL NORTH AMERICA BUILDER LLC

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

Print:

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..

ry Public - State of Florida

(Seal)



ahab HTREDEL

RODRIGO JOÃO 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:

25 Print:

PATRICIA C. BALABU-STREDE Notary Public - State of Florid

Commission # FF 971272 / Comm. Expires Apr 16, 2020

Bonded through National I

Witness

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 <u>Jankicia</u> C. Bacazu STREPEL

(Seal)



