

L16000040859

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

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MAIL

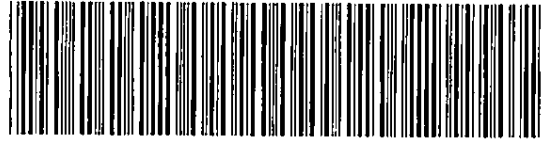
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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2024 JUL -3 AM 9:16

CLERK OF STATE
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WALK IN

PICK UP: BROOK 7/3

CERTIFIED COPY _____

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GS _____

XX FILING STATEMENT OF AUTHORITY

1. CENTURY MIDTOWN DORAL LLC

(CORPORATE NAME AND DOCUMENT #)

2.

File 2nd

(CORPORATE NAME AND DOCUMENT #)

3.

(CORPORATE NAME AND DOCUMENT #)

4.

(CORPORATE NAME AND DOCUMENT #)

5.

(CORPORATE NAME AND DOCUMENT #)

6.

(CORPORATE NAME AND DOCUMENT #)

SPECIAL INSTRUCTIONS:

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: CENTURY MIDTOWN DORAL LLC

SECOND: The Florida Document Number of the limited liability company is: L16000040859

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

1735 PONCE DE LEON BLVD.

CORAL GABLES, FL 33134

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

1735 PONCE DE LEON BLVD.

CORAL GABLES, FL 33134

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CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

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: SEE INSERT A

b. No authority granted to: SEE INSERT A

2. May enter into other transactions on behalf of, or otherwise act for or bind, the company.

a. Granted to: SEE INSERT A

b. No authority granted to: SEE INSERT A


Signature of authorized representative

SERGIO PINO

Typed or printed name of signature

Filing Fee: \$25.00

Certified Copy: \$30.00 (optional)

INSERT A-1

STATEMENT OF AUTHORITY

Nancy Pastor, is hereby granted the authority on behalf of the company:

1. To make any decisions required by the company in connection the company's real estate development business as normally granted to a corporation's CEO, *other than those granted to Joseline Pereira as indicated herein.*
2. To execute any documentation for the acquisition and/or transfer of real estate properties including but not limited to sale and purchase agreements, deeds, bills of sale, closing statements, affidavits, and any other documentation customarily required in connection thereto.
3. To execute in connection with the financing of real estate acquisitions, construction and development including but not limited to loan commitments, loan agreements, promissory notes, mortgages, assignments, closing statements, security agreements, indemnities, and any other documentation customarily required by lenders.
4. To execute documentation in connection with the development of real estate properties including but not limited to governmental applications, covenants, easements, subdivision plats, indemnity agreements, homeowners and/or condominium association documentation, warranties, notices of commencement, and any other documentation customarily required in connection with the development of real estate properties.
5. To settle disputes and enter into settlement agreements.

Joseline Pereira, is hereby granted the authority on behalf of the company:

1. To have the same authority normally granted to a CFO of a corporation.
2. To make any decisions in connection with financial matters of the company including but not limited to the opening of bank accounts, executing checks, requesting and authorizing wire transfers.
3. To represent the company in matters with the IRS.
4. To certify financial information regarding the company.
5. To execute any financial documentation required by the company in connection with the operations of its business.