

09/20/2016 11:00

51694639

PAGE 1 of 1

Division of Corporations

http://www.sos.state.fl.us/corp/online/filing.htm

L16000175620

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H16000233659 3)))



H160002336593ABC2

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)694-1639

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: _____

RECEIVED

16 SEP 20 PM 3:50

DEPT OF STATE
DIVISION OF CORPORATIONS
CORPORATION SERVICES

FLORIDA LIMITED LIABILITY CO.
1101 Flagler Avenue, LLC

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

DEPT OF STATE
DIVISION OF CORPORATIONS
CORPORATION SERVICES

16 SEP 20 PM 7:07

FILED

(Signature)

Electronic Filing Menu

Corporate Filing Menu

Help

FILED

16 SEP 20 PM 7:07

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H16000233659

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
1101 Flagler Avenue, LLC

Article II. Address

The street address of the Company's initial principal office is:
1101 Flagler Avenue, LLC
505 South Flagler Drive, Suite 1010
West Palm Beach FL 33401

The mailing address of the Company's initial principal office is:
1101 Flagler Avenue, LLC
505 South Flagler Drive, Suite 1010
West Palm Beach FL 33401

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West FL 33040

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410
(561) 694-8107

H16000233659

Copyright © 1993-2016 CC

H16000233659

Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

Patrick C. Koenig
505 South Flagler Drive, Suite 1010
West Palm Beach FL 33401
Timothy J. Koenig
505 South Flagler Drive, Suite 1010
West Palm Beach FL 33401
Mary Frances Parsons
505 South Flagler Drive, Suite 1010
West Palm Beach FL 33401

ALLAHASSEE, FLORIDA

16 SEP 20 PM 7:07

FILED

Article VII. Company Existence

The Company's existence shall begin effective as of September 20, 2016.

The undersigned authorized representative of a member executed these Articles of Organization on 9/20/2016.



CORPORATE CREATIONS INTERNATIONAL INC.
Trent Bavaro Vice President & Corporate Counsel
by Lauren Vadney as attorney-in-fact

Corporate Creations International Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410
(561) 694-8107

H16000233659

H16000233659

FILED

16 SEP 20 PM 7:07

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

1101 Flagler Avenue, LLC

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

REGISTERED AGENT/OFFICE:

Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West FL 33040
UNITED STATES

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



HIGHSMITH & VAN LOON, P.A.
by Lauren Vadney as attorney-in-fact

Date: September 20, 2016.

Corporate Creations International Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410
(561) 694-8107

H16000233659

Copyright © 1993-2016 CC