

L170000015419

(Requestor's Name)

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(Address)

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☐ PICK-UP

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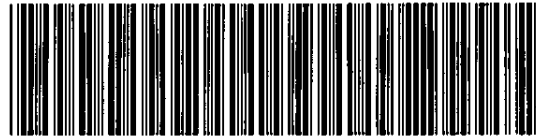
(Business Entity Name)

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ST. LOUIS, MO
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

V. HERRING
JAN 23 2017

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: PROPERTIES AT HAND, LLC
Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

George Gorka

Name of Person

Rousseau Group, Inc

Firm/Company

4737 North Ocean Drive #306

Address

Fort Lauderdale, FL 33308

City/State and Zip Code

info@rousseaugroup.com

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

For further information concerning this matter, please call:

George Gorka

954

491-1800

at ()

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☐

\$125.00 Filing Fee

☐

\$130.00 Filing Fee &
Certificate of Status

☐

\$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐

\$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301



FLORIDA DEPARTMENT OF STATE
Division of Corporations

January 11, 2017

GEORGE GORKA
ROUSEAU GROUP, INC
4737 NORTH OCEAN DRIVE #306
FORT LAUDERDALE, FL 33308

SUBJECT: INTEGRAL DEVELOPMENTS, LLC
Ref. Number: W17000002443

We have received your document for INTEGRAL DEVELOPMENTS, LLC and your check(s) totaling \$130.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all the appropriate places. One or more words may be added to make the name distinguishable from the one presently on file. A search for name availability can be made on the Internet through the Division's records at www.sunbiz.org.

Please note the name of a limited liability company must contain the words "Limited Liability Company," the abbreviation "L.L.C.", or the designation "LLC". The following suffixes are no longer acceptable: "Limited Company," "L.C.," "LC.," "Ltd.," and "Co."

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Valerie Herring
Regulatory Specialist II
New Filing Section

Letter Number: 717A00000657

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2017 JAN 20 PM 5:17
CLERK OF DISTRICT COURT
MIAMI, FLORIDA

ARTICLES OF ORGANIZATION

PROPERTIES AT HAND, LLC

We, the undersigned as authorized representatives of the Limited Liability Company, under the Florida Limited Liability Act, adopt the following Articles of Organization for such Limited Liability Company:

ARTICLE I - NAME

The name of the Limited Liability Company is PROPERTIES AT HAND, LLC.

ARTICLE II - OFFICE ADDRESS

The mailing address and principal office address of this Limited Liability Company are:

Principal Office Address:

11900 Biscayne Boulevard, Suite 260
Miami, FL 33181

Mailing Address:

11900 Biscayne Boulevard, Suite 260
Miami, FL 33181

ARTICLE III - REGISTERED AGENT

The Limited liability Company has named as the initial registered agent, Mr. George Gorka, with the address: C/o Rousseau Group, Inc., 4737 North Ocean Drive #306, Fort Lauderdale, Florida 33308.

ARTICLE IV - MEMBERS

This Limited Liability Company has two (2) members whose names and addresses are:

1. Solange P. Suarez de Guerrero "AMBR"
11900 Biscayne Boulevard, Suite 260
Miami, FL 33181
2. Eldy Gustavo Guerrero "AMBR"
11900 Biscayne Boulevard, Suite 260
Miami, FL 33181

No additional members shall be admitted unless all members (including any additional members other than original member(s)) shall unanimously agree, on such terms and conditions, according to the operating agreement.

ARTICLE V -MANAGEMENT

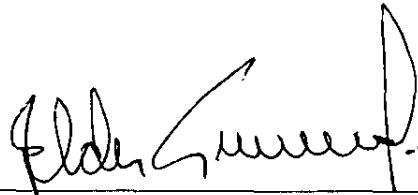
The management of the company is reserved to the members of the company in proportion to their contributions to the capital of the Limited Liability Company. The power to adopt, amend or repeal the regulations of this Limited Liability Company shall be vested in the members of the company.

The name and address of the Managing Members are:

1. Solange P. Suarez de Guerrero "AMBR" / "P"
11900 Biscayne Boulevard, Suite 260
Miami, FL 33181
2. Eldy Gustavo Guerrero "AMBR" / "VP"
11900 Biscayne Boulevard, Suite 260
Miami, FL 33181

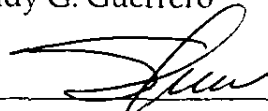
IN WITNESS WHEREOF, the undersigned authorized representative of the members named above has executed these Articles of Organization on this 04th day of January 2017.

By



Eldy G. Guerrero

By



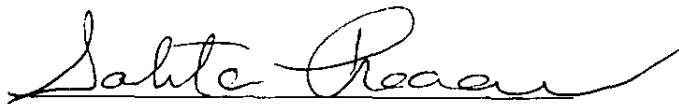
Solange P. Suarez de Guerrero

NOTARIZATION

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, personally appeared before me, a notary public duly authorized to take acknowledgments, Eldy Gustavo Guerrero and Solange P. suarez de Guerrero, personally known by me to be the person who executed the above and foregoing Articles of Organization, for the purpose therein described.

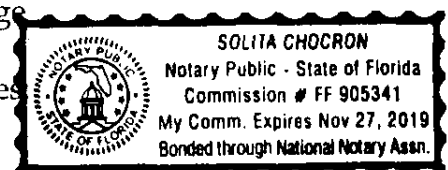
Subscribed and sworn before me, this 04th day of January 2017



Notary Public

State of Florida at Large

My commission expires



REGISTERED AGENT DESIGNATION AND ACCEPTANCE

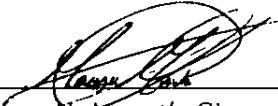
This Certificate shall designate the place of business or domicile in the State of Florida for service of process within Florida, naming the agent upon whom process may be served.

First, that PROPERTIES AT HAND, LLC, is filing this Articles of Organization to organize or qualify a Limited Liability Company under the laws of the State of Florida.

Second, PROPERTIES AT HAND, LLC, in compliance with Section 605, Florida Statutes, has named as the initial registered agent within Florida:

Mr. George Gorka
C/o Rousseau Group, Inc.
4737 North Ocean Drive #306
Fort Lauderdale, Florida 33308

The undersigned hereby accepts the registered agent designation conferred above this 04th of January 2017



Registered Agent's Signature

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2017 JAN 20 PM 5:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA