

L17000103751

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200298910722

FILED

RECEIVED

2017 MAY 10 PM 1:36

2017 MAY 10 PM 4:10

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

C. GOLDEN
MAY 11 2017

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 635402 81372A

AUTHORIZATION : *[Signature]*

COST LIMIT : \$155.00

ORDER DATE : May 10, 2017

ORDER TIME : 2:59 PM

ORDER NO. : 635402-005

CUSTOMER NO: 81372A

DOMESTIC FILING

NAME: 535 ALTARA, LLC

EFFECTIVE DATE:

 ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Melissa Zender - EXT.

EXAMINER'S INITIALS: _____

FILED
2017 MAY 10 PM 1:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

**ARTICLES OF ORGANIZATION
OF
535 ALTARA, LLC**

2017 MAY 10 PM 1:36

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

ARTICLE I

NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be 535 Altara, LLC, and its principal office shall be located at 535 Altara Ave in the City of Coral Gables, County of Miami-Dade, State of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

ARTICLE II

PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

- (1) The purchase and sale of Real Property.
- (2) In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
- (3) To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
- (4) To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.

(5) To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III

EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of the Operating Agreement. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

ARTICLE IV

ADMISSION OF ADDITIONAL MEMBERS

Members shall have the right to admit new members by unanimous written consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with the unanimous written consent of the Members.

ARTICLE V

DURATION

This limited liability company shall exist until dissolved in a manner provided by law.

To avoid dissolution under this section, the limited liability company must have at least two (2) remaining members.

ARTICLE VI

RELATIONSHIP OF ARTICLES OF ORGANIZATION TO OPERATING AGREEMENT

If a provision of these Articles of Organization differs from a provision of the limited liability company's Operating Agreement then, to the extent allowed by law, the Operating Agreement will govern.

Executed by the undersigned at Miami-Dade County, Florida on May 9th 2017.

Esther B. Nickas
Esther B. Nickas, Organizer

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

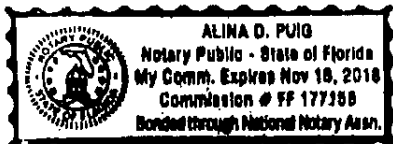
MAY The foregoing instrument was acknowledged before me this 9th day of MAY, 2017, by ESTHER B. NICKAS. She (☒) is personally known to me or (☐) has produced _____ (type of identification) as identification.

Commission No. FF 177158

Alina D. Puig
Notary Public

My Commission expires: 11/18/18

ALINA D. PUIG
Type or Print Name



INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The name of the limited liability company is 535 Altara, LLC.

The address of the initial registered office of the limited liability company is 2800 Ponce de Leon Blvd., Suite 800, in the City of Coral Gables, County of Miami-Dade, State of Florida 33134, and the name of the company's initial registered agent at that address is Constantine Nickas, Esq.

The undersigned, being an original member of the limited liability company, certifies that this instrument constitutes the proposed Articles of Organization of 535 Altara, LLC.

Having been named as registered agent to accept service of process for the above-stated limited liability company at the place designated in this Certificate, 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 relating to the proper and complete performance of my duties and am familiar with and accept the obligations of my position as Registered Agent.

Executed by the undersigned at Miami-Dade County, Florida on May 10th, 2017.

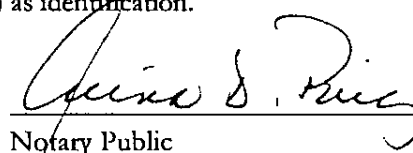
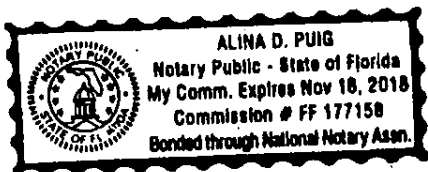


(SEAL)
CONSTANTINE NICKAS, ESQ.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

The foregoing instrument was acknowledged before me this 10th day of May, 2017, by CONSTANTINE NICKAS. He (X) is personally known to me or () has produced _____ (type of identification) as identification.

My Commission expires:



Notary Public

ALINA D. PUIG
Type or Print Name

FILED
2017 MAY 10 PM 1:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA