

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.

((H17000207538 3)))



H170002075383ABC0

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 : WARD, DAMON & POSNER, P.A.
Account Number : 072262000447
Phone : (561)842-3000
Fax Number : (561)842-3626

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

Email Address: Aseligman@warddamon.com

FLORIDA LIMITED LIABILITY CO.
252 OLEANDER AVE LLC

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$130.00

RECEIVED
17 AUG -7 PM 3:53
BUREAU OF COMMERCIAL
INFORMATION SERVICES

FILED
2017 AUG -7 PM 1:46
TALLAHASSEE, FL

#170002075383

**ARTICLES OF ORGANIZATION OF
252 OLEANDER AVE LLC**

**ARTICLE I
NAME OF LIMITED LIABILITY COMPANY**

The name of this Limited Liability Company shall be: 252 Oleander Ave LLC

**ARTICLE II
ADDRESS OF LIMITED LIABILITY COMPANY**

The mailing address and principal address for 252 Oleander Ave LLC shall be:

Principle Office Address:
525 Riverside Avenue
Lyndhurst, NJ 07071

Mailing Address:
525 Riverside Avenue
Lyndhurst, NJ 07071

**ARTICLE III
REGISTERED AGENT**

The name, street address, and email address of the initial Registered Agent for 252 Oleander Ave LLC is:

Adam R. Seligman, Esq.
Ward Damon, PL
4420 Beacon Circle
West Palm Beach, FL 33407

Having been named as registered agent and to accept service of process for 252 Oleander Ave LLC at the place designated above, 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 I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, Florida Statutes.



Registered Agent's Signature

8-4-17

Date

ARTICLE IV MANAGERS

This Limited Liability Company is to be managed by one or more managers and is therefore a manager - managed limited liability company. The name and address of each manager of 252 Oleander Ave LLC is as follows:

Carla Turco Kipiani
525 Riverside Avenue
Lyndhurst, NJ 07071

Jerry Turco Jr.
525 Riverside Avenue
Lyndhurst, NJ 07071

ARTICLE V DURATION

252 Oleander Ave LLC shall exist perpetually.

ARTICLE VI PURPOSE

The purpose of 252 Oleander Ave LLC is to engage in or transact any and all lawful activities or business for which limited liability companies may be organized under the laws of the State of Florida, and any other state in which this Limited Liability Company becomes authorized.

ARTICLE VII LIABILITY

Pursuant to Florida Statute 605.04093, any and all debts, obligations, and other liabilities of 252 Oleander Ave LLC are solely the responsibility of the Limited Liability Company. Any manager or member of 252 Oleander Ave LLC is hereby not personally liable for such debts or obligations solely by reason of their title.

2017 AUG -7 PM 1:4
RECEIVED
TALLAHASSEE FL 323

FILED

**ARTICLE VIII
ORGANIZER**

The name and address of the organizer is:

Adam R. Seligman, Esq.
4420 Beacon Circle
West Palm Beach, FL 33407
aseligman@warddamon.com

Andover Subacute and Rehab Center Two,
a New Jersey Partnership



Signature of a member or an authorized representative of a member.

CARLA TRICO KIPHAM
Typed Name of Signee

This document is executed in accordance with section 605.0203(1)(b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.