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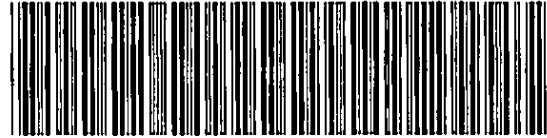
(Business Entity Name)

(Document Number)

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**COVER LETTER**

**TO:** New Filing Section  
Division of Corporations

**SUBJECT:** Post Corner Properties, 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 G. Pappas, P.A.  
\_\_\_\_\_  
Name of Person  
  
Post Corner Properties, LLC  
\_\_\_\_\_  
Firm/Company  
  
1822 N. Belcher Rd., Suite 200  
\_\_\_\_\_  
Address  
  
Clearwater, FL 33765  
\_\_\_\_\_  
City/State and Zip Code  
  
george@pappaspa.com  
\_\_\_\_\_  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

\_\_\_\_\_ 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

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**ARTICLES OF ORGANIZATION OF POST CORNER PROPERTIES, LLC**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned certifies that Christina Sofronas and Maria Altikatis have associated themselves for the purpose of becoming a limited liability company under the laws of the State of Florida, and providing for the formation, rights, privileges, and immunities of limited liability companies for profit. I, as an initial Voting Member and the initial Manager of the Company, pursuant to the authority given to me by the Members, 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 POST CORNER PROPERTIES, LLC, with its principal place for doing business and a mailing address of 431 Gulfview Blvd., Clearwater, FL 33767. The Manager shall retain the right to change the mailing address of the Company.

**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. To own, operate and manage the property and business known as "Post Corner Pizza and Restaurant" located thereon, having a street address of 431 Gulfview Blvd., Clearwater, FL 33767.
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 exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.
6. 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**

The limited liability company is authorized to have two classes of membership, voting and non-voting. There shall be a total of 100 units issued by the limited liability company with each unit representing 1% of the membership interest in the Company, and the entitlement to share in the income and losses of the limited liability company equal to the percentage share of their membership interest. All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the Manager(s) of this limited liability company. This Article may be amended from time-to-time in the regulations of the limited liability company by a unanimous vote of the voting Members of the limited liability company.

### **ARTICLE IV. MANAGEMENT**

This limited liability company shall be managed by a manager. The name and address of the person who shall serve until her successor is elected and qualified} is as follows:

Maria Alikatis, 431 Gulfview Blvd., Clearwater, FL 33767.

### **ARTICLE V. MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members by unanimous consent of the Voting Member(s). 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 written consent of the Voting Member(s).

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members (Voting and Non-Voting) shall have the right to continue the business on unanimous consent of the remaining members.

### **ARTICLE VI. CAPITAL CONTRIBUTIONS**

Capital contributions in an amount determined by the unanimous vote of the Voting Member(s) shall be paid to the limited liability company by the members in equal shares. Additional contributions will be made, as required for investment purposes, as determined by unanimous consent of the Voting Members. Members will make contributions in equal shares.

### **ARTICLE VII. PROFITS AND LOSSES**

#### **(a) Profit Sharing.**

The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to a distributive share of the profits equal to the percentage of their membership interest in the limited liability company. The distributive share of the profits shall be determined and paid to the members no less than quarterly each year in accordance with the schedule determined by the Manager.

#### **(b) Losses.**

All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members in equal shares.

## ARTICLE VIII. DURATION

This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the regulations adopted by the Voting Member(s).

## ARTICLE IX. INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 1822 N. Belcher Road, Suite 200, Clearwater, FL 33765, and the name of the company's initial registered agent at that address is George G. Pappas, P.A.

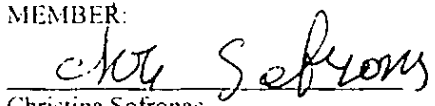
The undersigned, being an original member and the initial Manager of the limited liability company, certifies that this instrument constitutes the proposed Articles of Organization of POST CORNER PROPERTIES, LLC.

Executed by the undersigned at Clearwater on the 17 day of July, 2017.

MEMBER & MANAGER:

  
Maria Altikatis

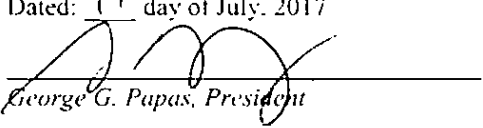
MEMBER:

  
Christina Sofronas

STATE OF FLORIDA  
COUNTY OF PINELLAS

I, as President of George G. Pappas, P.A., hereby acknowledge that, as indicated above, POST CORNER PROPERTIES, LLC has appointed George G. Pappas, P.A., as its registered agent to accept service of process for the company at the place designated above. On behalf of George G. Pappas, P.A. I accept this 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.

Dated: 17 day of July, 2017

  
George G. Pappas, President

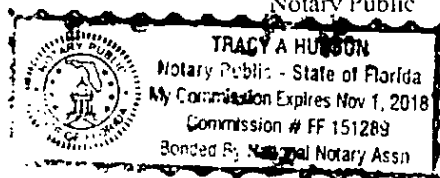
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Maria Altikatis and Christina Sofronas, to me known to be the persons, or who produced \_\_\_\_\_ as identification, and who are described in and who executed the foregoing statement, and they acknowledged before me that they executed the same as their free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of August, 2017.

  
Name: \_\_\_\_\_ (SEAL)

My Commission Expires:

Notary Public



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SECRETARY OF STATE  
TALLAHASSEE FLORIDA