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17 AUG 30 AM 9:39  
TALLahassee, FLORIDA

W17-065911

08/31/17



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

August 11, 2017

JOHN P. HOLDER  
7999 N. FEDERAL HWY.  
BOCA RATON, FL 33487

SUBJECT: 1109 LANCASTER STREET LLC.  
Ref. Number: W17000065911

We have received your document for 1109 LANCASTER STREET LLC. and your check(s) totaling \$125.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

The document must be signed by a member or an authorized representative of a member.

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.

Thomas Chang  
Regulatory Specialist II  
New Filing Section

Letter Number: 717A00016429



FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

COVER LETTER

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

SUBJECT: 1109 LANCASTER STREET, 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:

JOHN P. HOLDER

Name of Person

Executive Management & Consultants International, LLC.

Firm/Company

7999 N Federal Hwy

Address

Boca Raton, FL 33487

City/State and Zip Code

Johnpholder1@gmail.com

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

For further information concerning this matter, please call: JOHN HOLDER at (321) 508.4005

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

# ARTICLES OF ORGANIZATION

## FLORIDA LIMITED LIABILITY COMPANY

*Pursuant to accordance with section 605.0203 (1)(b), Florida Statutes "The Florida Limited Liability Company Act" as amended, the below named entity adopts these Articles of Organization as of the date and time when these Articles of Organization are filed, as evidenced by the Department of State's date and time endorsement on this original document, in accordance with the following:*

### ARTICLE I - NAME.

The name of the Limited Liability Company is Florida. LLC.

1109 LANCASTER STREET LLC.

### ARTICLE II - ADDRESS.

455 NE 5<sup>TH</sup> AVE SUITE 427 DELRAY BEACH FL 33483

The mailing address and street address of the principal office of the Limited Liability Company is:

455 NE 5<sup>TH</sup> AVE SUITE 427 Delray Beach, Florida 33483

### ARTICLE III -REGISTERED AGENT.

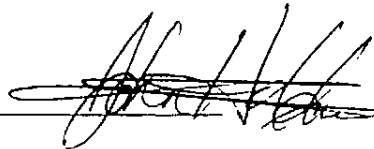
The name and the Florida street address of the registered agent are:

Executive Management & Consultants International, LLC.

7999 N. Federal Highway Boca Raton, Florida 33487

Having been named as registered agent and to accept service of process for the above named 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 as provided for in Chapter 605, F.S..

JOHN HOLDER



Registered Agents Signature

17 AUG 30 AM 8:39  
STATE  
TALLAHASSEE FLORIDA

**ARTICLE IV - MANAGEMENT.**

The company shall be managed by the members in accordance with the regulations adopted by the members for the management of the business and affairs of the company. These regulations may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization. The names and addresses of the members of the company are:

GREGG SCOTT	AMBR	455 NE 5 <sup>TH</sup> AVE SUITE 427 DELRAY BEACH, FLORIDA 33483
LENIKA SCOTT	AMBR	455 NE 5 <sup>TH</sup> AVE SUITE 427 DELRAY BEACH, FLORIDA 33483

**ARTICLE V - DURATION.**

The company shall commence its existence on the date these articles of organization are filed by the Florida Department of State or on another effective date as specified. The company's existence shall be perpetual unless the company is dissolved earlier as provided in these articles of organization or in the regulations.

**ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS.**

Except as set forth in the regulations, no additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his interest only as set forth in the regulations of the company.

**ARTICLE VII - MEMBER'S RIGHT TO CONTINUE BUSINESS.**

The unanimous approval of the remaining members is required to continue the business upon 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 this limited liability company.

**ARTICLE VIII - CAPITAL CONTRIBUTIONS**

The members of the company shall contribute to the capital of the company the cash or property set forth in Exhibit "A".


**ARTICLE IX - ADDITIONAL CAPITAL CONTRIBUTIONS**

Each member shall make additional capital contributions to the company only on the unanimous consent of all members, or as provided in the regulations.

IN WITNESS WHEREOF, the undersigned have made and subscribed these Articles of Organization on the 4<sup>th</sup> day of August, 2017.

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

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.

By: AMBR" = Authorized Member  
GREGG SCOTT 

Print Name: GREGG SCOTT

FILE  
17 AUG 30 4  
TALLahassee

As its: Members

**MEMBERS' ACTION BY WRITTEN CONSENT**

Pursuant to the authority of Florida of the Florida Statutes, the undersigned, being the Members of 1109 LANCASTER STREET LLC, a Florida Limited Liability Company, (hereinafter referred to as the "Corporation") do hereby affirmatively vote for, consent to, adopt, and approve the following resolutions:

**RESOLVED**, that the Corporation elect to be treated as a corporation for income tax purposes, subject to receipt of written consent to such election by all Members; and it was further

**RESOLVED**, that the Manager is hereby authorized and directed to take any and all action necessary or desirable to comply with all requirements of the Internal Revenue Service for making said election.

Dated: 08/04/2017

GREGG SCOTT



*AMBR" = Authorized Member*

Exhibit "A".

Initial Members in LLC	Percentage Interest	Capital Contribution
<u>GREGG SCOTT</u>	<u>50%</u>	<u>\$175.00</u>
<u>LENIKA SCOTT</u>	<u>50%</u>	<u>\$175.00</u>