

L18000034028

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

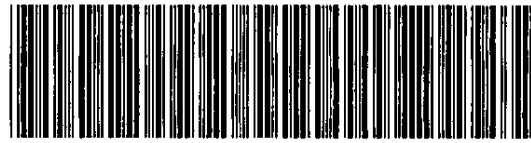
(Business Entity Name)

(Document Number)

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STATE OF FLORIDA
TALLAHASSEE

APR 10 2018
J. HARRIS

COVER LETTER

TO: Registration Section
Division of Corporations

515 Valencia Partners, LLC

SUBJECT: _____
Name of Limited Liability Company

Dear Sir or Madam:

The enclosed Statement of Authority and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Kenneth Florio

Name of Person

Goodkind & Florio, P.A.

Firm/Company

8461 SW 144th Street

Address

Palmetto Bay, FL 33158

City/State and Zip Code

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

For further information concerning this matter, please call:

Kenneth Florio

786

713-5017

at ()

Name of Person

Area Code

Daytime Telephone Number

STREET/COURIER ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

MAILING ADDRESS:

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

PREPARED BY:

Kenneth Florio
Goodkind & Florio, P.A.
4121 La Playa Blvd.
Miami, Florida 33133

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

STATEMENT OF AUTHORITY

Pursuant to Section 605.0302(1), Florida Statutes, this limited liability company submits the following statement of authority:

FIRST: The name of the limited liability company is 515 Valencia Partners, LLC (the "Company").

SECOND: The Florida Document Number of the limited liability company is L18000034028.

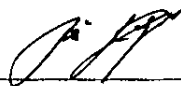
THIRD: The street address of the limited liability company's principal office and the mailing address of the limited liability company is 2665 S. Bayshore Drive, Suite 1101, Miami, Florida 33133.

FOURTH: This statement of authority clarifies the following limitation of authority of as follows:

- (a) The manager of the Company is 515 Valencia Sponsor, LLC (the "Sponsor"). Rishi Kapoor ("Kapoor") and Daniel Motha ("Motha") are the managers of the Sponsor. Other than Major Decisions (as defined below) which require the affirmative vote, consent or approval from a certain number of members of the Company, Kapoor and Motha, as managers of the Sponsor, are authorized to sign documents and make all decisions on behalf of the Company.
- (b) "Major Decisions" refers to any decision by the Company: (i) to engage in a sale of all or substantially all of the assets of the Company (with exceptions for the sale of condominium units in excess of a certain price stated in the operating agreement of the Company; (ii) to mortgage or refinance all or any part of the property located at 501, 515 and 525 S. Valencia Avenue, Coral Gables, Florida 33134 (the "Property"), other than a construction loan on certain pre-approved terms contained in the operating agreement of the Company; (iii) to admit new members to the Company other than in accordance with certain exceptions contained in the operating agreement of the Company; (iv) to expand the business of the Company beyond the property located at 501, 515 and 525 Valencia Avenue, Coral Gables, Florida; or (v) to pay compensation to any affiliate of a member of the Sponsor, Company, other than in accordance with certain exceptions contained in the operating agreement of the Company.

- (c) Any person dealing with the Company regarding Major Decisions should contact the following persons as representatives of some of the members of the Company: (i) Robert Gutlohn, Florida Mortgage Group, Inc., 3131 Commodore Plaza, Suite 303, Coconut Grove, Florida 33133; and (ii) Rob Hyman, Hyman & Lewis, 110 SE 6th Street, Ft. Lauderdale, Florida 33301.

515 Valencia Sponsor, LLC, a Florida limited liability company

By: 
Rishi Kapoor, Manager

By: 
Daniel Motha, Manager

I HEREBY ACKNOWLEDGE that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Rishi Kapoor and Daniel Motha, who are personally known to me.

WITNESS my hand official seal in the County and State last aforesaid this 4th day of April 2018.

Notary



Typed, printed or stamped name Notary Public
My Commission Expires

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TALLAHASSEE FLORIDA