

L18000135093

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

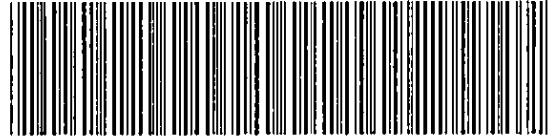
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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06/24/20--01009--001 **30.00

FILED

2020 JUN 24 AM 9:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2020 JUN 23 PM 4:46

NOT SUI KED

JUN 23 2020

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: THE ENCLAVE LOT 10 LLC
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:

JORGE SALCEDO, ESQ

Name of Person

SALCEDO ATTORNEYS AT LAW P.A.

Firm/Company

200 S BISCAYNE BLVD, SUITE 2700

Address

MIAMI, FL 33131

City/State and Zip Code

JSALCEDO@LAWJSH.COM

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

For further information concerning this matter, please call:

FABIO GALLANZA, ESQ.

Name of Person

305

Area Code

375-0640

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

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: THE ENCLAVE LOT 10 LLC

SECOND: The Florida Document Number of the limited liability company is: L18000135093

THIRD: The street address of the limited liability company's principal office is:

950 BRICKELL BAY DR. APT. 2511

MIAMI, FL 33131

The mailing address of the limited liability company's principal office is:

950 BRICKELL BAY DR. APT. 2511

MIAMI, FL 33131

FOURTH: This statement of authority grants or sets limitations of authority on all persons having the status or position of a person in a company, whether as a member, transferee, manager, officer or otherwise or to a specific person on the following:

1. May execute an instrument transferring real property held in the name of the company.

a. Granted to: Reinaldo Ramirez (Exclusively for sale of
3965 Country Club Lane, Ft. Lauderdale, FL 33308)

b. No authority granted to: _____

2. May enter into other transactions on behalf of, or otherwise act for or bind, the company.

a. Granted to: _____

b. No authority granted to: _____

2020 JUN 24 AM 9:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

SEE ATTACHED EXHIBIT "A" FOR SIGNATURE PAGE

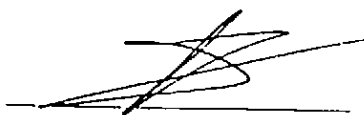
Signature of authorized representative

Typed or printed name of signature

Filing Fee: \$25.00

Certified Copy: \$30.00 (optional)

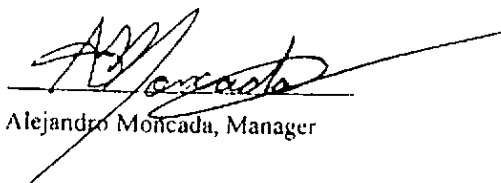
"Exhibit A"

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Bernardo Arosiô, Manager

A handwritten signature in black ink, featuring a large, stylized 'A' followed by a vertical stroke and a horizontal base.

Tadeo Arosio, Manager

A handwritten signature in black ink, with a complex, flowing script that includes a large 'A' and a long, sweeping horizontal stroke.

Alejandro Moncada, Manager

Prepared By:
Yamilet Estevez, Senior Paralegal
Salcedo Attorneys at Law, P.A.
200 S. Biscayne Blvd., Suite 2700
Miami, FL 33131
Office No. 305-375-0640
Email: YEstevez@lawjsh.com
File Number: 1350,11

Reviewed By:
Robert R. Adam, Esq.
Adams Callinar, P.A.
1000 Brickell Avenue, Suite 300
Miami, FL 33131

Parcel Identification No. 494224-23-0100

MANAGER'S RESOLUTION

The Enclave Lot 10 L.L.C., a Florida limited liability company

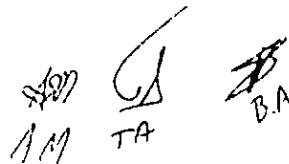
The undersigned, the same being all the Managers and all the Members of The Enclave Lot 10 L.L.C., a Florida limited liability company (the "Company"), hereby certify that the Company is a manager managed limited liability company and at a meeting of the managers and members held on June 22, 2020, duly called and with a quorum being present, the following resolution was unanimously adopted, entered upon the regular Minute Book of the Company, is in accordance with its Articles of Organization and Operating Agreement, which is now in full force and effect, to-wit:

RESOLVED, that the Company authorizes the sale/conveyance of the below described property to Elio Munaretto (the "Buyer") and accept and authorize the terms and conditions of that certain Vacant Land Contract by and between the Company and the Buyer with an Effective Date May 13, 2020 (the "Contract").

RESOLVED FURTHER, that the Company expressly authorizes the filing of a Statement of Authority with the State of Florida for the sole purpose of selling the Property authorizing Reinaldo Ramirez, as authorized signatory for the Company, to execute on behalf of the Company, without any further consents or formalities, any and all documents, without limitation, pertaining to the sale/conveyance of the Property, as defined herein below, including but not limited to a Settlement Statement, Warranty Deed, Closing Affidavit, and any other documents that may be required to effectuate the sale/conveyance of the following legally described property:

Lot 10 of 3850 FEDERAL, according to the Plat thereof, as recorded in Plat Book 181, Page(s) 137, of the Public Records of Broward County, Florida (the "Property").

RESOLVED FURTHER, that the Company authorizes Jorge Salcedo LL, Esq., as attorney-in-fact for the Company, to execute on behalf of the Company, a Settlement Statement, as may be required to effectuate the sale/conveyance of the Property.


AM TA BA

The Enclave Lot 10 LLC, a Florida limited liability company

By: [Signature]
Tadeo Arosio, its Manager

Date: 06/22/2020

By: [Signature]
Bernardo Arosio, its Manager

Date: 06-22-20

By: [Signature]
Alejandro Moncada, its Manager

Date: 06/22/2020

RATIFIED AND CONFIRMED BY ITS MEMBER(S):

TBA Management Properties Corp., a Nevis Corporation (10% membership interest)

By: [Signature]
Tadeo Arosio, its Director

Date: 06/22/2020

By: [Signature]
Bernardo Arosio, its Director

Date: 06-22-20

By: [Signature]
Alejandro Andres Moncada, its Director

Date: 06/22/2020

TBA Real Estate Investments Corp., a Nevis Corporation (90% membership interest)

By: [Signature]
Tadeo Arosio, its Director

Date: 06/22/2020

By: [Signature]
Bernardo Arosio, its Director

Date: 06-22-20

By: [Signature]
Alejandro Andres Moncada, its Director

Date: 06/22/2020