

U9 0000 43170

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

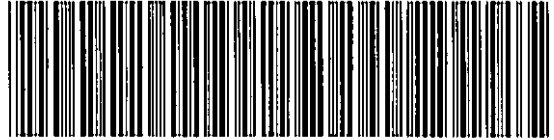
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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03/13/20--01017--023 **55.00

FILED
2020 APR 28 PM 2:00

Amend/cc

APR 28 2020

ALBRITTON

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: 851 Mason LLC

Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Denise Peel, Manager

Name of Person

Firm/Company

4520 East-West Highway, Suite 200

Address

Bethesda, Maryland 20814

City/State and Zip Code

dpeel@peelproperties.com

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

For further information concerning this matter, please call:

Vicki Wells

301 280-4411
at ()

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$25.00 Filing Fee

☐ \$30.00 Filing Fee &
Certificate of Status

☒ \$55.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐ \$60.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address:

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

Street Address:

Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303



FLORIDA DEPARTMENT OF STATE
Division of Corporations

March 27, 2020

DENISE PEEL
4520 EAST-WEST HIGHWAY
STE. 200
BETHESDA, MD 20814

SUBJECT: 851 MASON LLC
Ref. Number: L19000043170

We have received your document for 851 MASON LLC and your check(s) totaling \$55.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 605.0203(1), Florida Statutes, requires the document(s) to be signed by one person acting as an authorized representative.

Please remove the heading on the attachment as you have submitted 2(two) documents.

Please return 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) 245-6050.

Irene Albritton
Regulatory Specialist II

Letter Number: 920A00006789

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF**

851 Mason, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on February 12, 2019 and assigned
Florida document number L19000043170

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "LLC."

Enter new principal offices address, if applicable:

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

Enter Florida street address

City

Florida

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

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 relative 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, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager

AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
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		<hr/>	<input type="checkbox"/> Remove
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ATTACHMENT

WHEREAS, the Member of the Company owned certain real estate located at 851 Mason Avenue, Deale, Maryland (the "Property") as a sole proprietor and operated the property as a "real estate enterprise" as defined in Section 12-108(bb) of the Maryland Ann. Code, Tax-Property (the "Real Estate Enterprise"). The Member has authorized the conversion of the sole proprietorship into a limited liability company in accordance with Section 12-108(y) of the Maryland Ann. Code, Tax-Property. The Original Articles of Organization do not expressly state that the sole proprietorship is being converted to the Company, that on the date hereof the sole proprietor and the Member of the Company are identical, that the allocation of profits and losses to the sole proprietor is identical to the allocation of profits and losses to the Member of the Company, that the Property is being transferred by the sole proprietor to the Company and the sole proprietor's Real Estate Enterprise is being discontinued. Therefore, the Member of the Company and the sole proprietor have authorized the undersigned to execute and file with the Secretary of State these Restated Articles to reflect the foregoing. The Original Articles are hereby amended to incorporate the above recital and amend Article III as follows:

ARTICLE III:

The general purposes and business of the Company shall be as follows:

1. To provide flexibility in business planning not available through trusts, corporations or other business entities;
2. To acquire, own, hold for investment, sell, exchange, mortgage, manage, operate, lease (whether as lessor or lessee), finance, refinance, build, develop, construct, restore, improve, dedicate, provide through easements and otherwise for continuing preservation of the Company assets (or any part thereof, the Company assets and interests in any partnerships or limited liability companies that may be transferred from time to time to or acquired by this Company);
3. To take any action with respect to the Company assets (or any part thereof and the other Company assets) for the production of a profit; and
4. To engage in any and all activities incidental or related to the foregoing and to engage in any lawful act or activity for which a Limited Liability Company may be formed under the Limited Liability statutes of the State of Florida.

See attached

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated February 21, 2020

X Walter F. Reed Jr.
Signature of a member or authorized representative

Signature of a member or authorized representative of a member

William F. Peel, Jr.

Typed or printed name of signee

Filing Fee: \$25.00