

7/3/2019

Division of Corporations

**L19000200875**

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**FLORIDA LIMITED LIABILITY CO.**~~ADVANCE PROPERTY, LLC~~ **KOLB INDUSTRIAL, LLC**

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July 9, 2019

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

THE JACOBS LAW GROUP

SUBJECT: ADVANCE PROPERTY, LLC  
REF: W19000062754

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

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Nadira D McClees-Sams  
Regulatory Specialist II

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**ARTICLES OF ORGANIZATION  
OF  
KOLB INDUSTRIAL, LLC**

a Florida Limited Liability Company

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The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Fla. Stat., hereby makes, acknowledges, and files the following Articles of Organization.

**ARTICLE I**

The name of the limited liability company (the "Company") shall be:

**KOLB INDUSTRIAL, LLC**

**ARTICLE II**

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

4770 Biscayne Blvd., Ste. 550  
Miami, FL 33137

**ARTICLE III**

The name and Florida address of the Company's Registered Agent is:

Evan Buck  
4770 Biscayne Blvd., Ste. 550  
Miami, FL 33137

**ARTICLE IV**

The Company shall be managed by one or more Managers, in accordance with the Operating Agreement adopted by the members for the management of the business and affairs of the Company.

The Manager(s) of the Company shall be:

Evan Buck  
4770 Biscayne Blvd., Ste. 550  
Miami, FL 33137

Pauline K. Buck  
4770 Biscayne Blvd., Ste. 550  
Miami, FL 33137

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KOLB INDUSTRIAL, LLC  
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If more than one Manager, each Manager can act alone without the joinder of the other. Any Manager is duly authorized and empowered to act on behalf of and to bind the Company.

ARTICLE V

The Company's existence shall be perpetual.

ARTICLE VI

The Managers and the member(s) shall not be personally liable for the debts, obligations, or liabilities of the Company.

ARTICLE VII

The power to amend, alter or repeal these Articles of Organization shall be as set forth in the Operating Agreement of the Company.

ARTICLE VIII

The Company has the authority and shall issue Certificates of Membership to each member evidencing that member's interest in the Company.

ARTICLE IX

The effective date of the Company's formation shall be ☐ the date of the filing of these Articles of Organization with the Florida Secretary of State, or ☒ 5 business days prior to the date of the filing of these Articles of Organization with the Florida Secretary of State, as permitted by §605.0207, Fla. Stat.

Dated: July 5, 2019



Evan Buck  
Authorized Representative

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**ACCEPTANCE OF REGISTERED AGENT**

Having been named as Registered Agent and to accept service of process for KOLB INDUSTRIAL, LLC at the place designated in these Articles of Organization, 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 I am familiar with and accept the obligations of my position as Registered Agent, as provided for in Chapter 605, Fla. Stat.

July 5, 2019  
Evan Buck19 AUG 12 PM 3:01  
KOLB INDUSTRIAL, LLC

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