

L1900258214

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

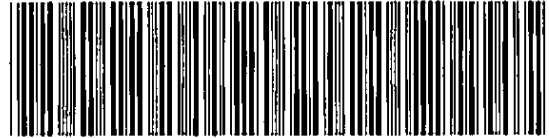
Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only

OCT 28 2019

T. SCOTT



300332757903

10/11/19--09:13--029 \$4,000.00

RECEIVED
2019 OCT 11 PM 12:21
SECRETARY OF TREASURY
FALL ASSET PROTECTION

FREDERICK R. MACLEAN
ANNE B. MACLEAN
CHRISTOPHER J. EMA
LAURA G. MACLEAN
BRIAN V. BERGMAN
ADAN A. AULET, JR.*
AIMEE K. ARCE

* ALSO ADMITTED IN ILLINOIS

MACLEAN & EMA, P.A.
Attorneys and Counselors at Law

October 10, 2019

Via Federal Express, Priority Overnight Delivery (Tracking Number: 7766 8552 0347) to:

Department of State
Division of Corporations – New Filing Section
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: **ARTICLES OF ORGANIZATION FOR REEF 20 HALFWAY, LLC**

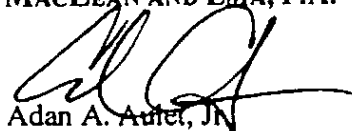
Dear Sir or Madam,

Enclosed for filing are the original, signed Articles of Organization for Reef 20 Halfway, LLC, and a check in the amount of \$125.00 representing the filing fee for same.

Please feel free to contact the undersigned should you have any comments or questions.

Very Truly Yours,

MACLEAN AND EMA, P.A.



Adan A. Aulet, Jr.

For the Firm

FILED

2019 OCT 11 PM 12:21

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION OF REEF 20 HALFWAY, LLC

The undersigned certifies that these Articles of Organization are submitted to the Florida Department of State for the purpose of organizing a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. The undersigned further declares that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

ARTICLE I. NAME & PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be REEF 20 HALFWAY, LLC, and its principal office shall be located at 801 Elderberry Way, Boca Raton, FL 33486, but it shall have the power and authority to establish branch offices at any other place or places as the Manger may designate.

ARTICLE II. EFFECTIVE DATE & DURATION

The limited liability company shall come into existence on October 10, 2019, and shall have perpetual existence.

ARTICLE III. PURPOSES & POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of

these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.

4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.

5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE IV. EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the manager of this limited liability company. This Article may be amended from time-to-time in the regulations of the limited liability company by a unanimous vote of the each and every member of the limited liability company.

ARTICLE V. MANAGEMENT

This limited liability company shall be managed by one or more managers. The names and addresses of the persons who shall serve until their successors are elected and qualified are as follows:

Ronald Franklin, Manager
1480 Royal Palm Beach Boulevard, Suite A
Royal Palm Beach, FL 33411

Juana Franklin, Manager
801 Elderberry Way
Boca Raton, FL 33486

The persons who are designated or appointed shall carry out and further the decisions and actions for and on the behalf of the limited liability company and shall be authorized to execute any and all reports, forms, instruments, documents, papers, writings, agreements, and contracts, including, but not limited to deeds, bills of sale, transfers, leases, promissory notes, mortgages and security agreements, and any other type or form of document by which property or property rights of the limited liability company are transferred or encumbered, or by which debts and obligations of the limited liability company are created, incurred, or evidenced, which are necessary, appropriate, or beneficial to carry out or further such decisions or actions.

ARTICLE VI. MEMBERSHIP RESTRICTIONS

One or more new members may be admitted by unanimous consent of each and every member.

A member's interest in the limited liability company may not be sold or otherwise transferred except with the written consent of each and every member and the manager.

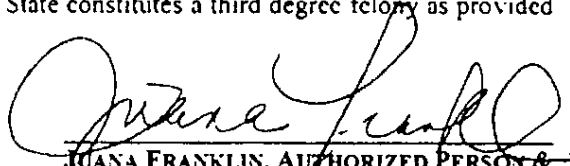
On the occurrence of any event that terminates the continued membership of a member in the limited liability company, the remaining member or members shall have the right to continue the business on unanimous consent of each and every remaining member.

ARTICLE VII. INITIAL REGISTERED OFFICE & REGISTERED AGENT

The address of the initial registered office of the limited liability company is 801 Elderberry Way, Boca Raton, FL 33486, and the name of the company's initial registered agent at that address is JUANA FRANKLIN. 33486

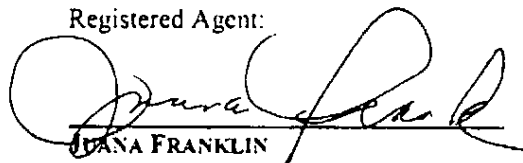
CERTIFICATION OF AUTHORIZED REPRESENTATIVE

The undersigned certifies that this instrument constitutes the proposed Articles of Organization of REEF 20 HALFWAY, LLC. In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. The undersigned is aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes.


JUANA FRANKLIN, AUTHORIZED PERSON &
MANAGER

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated 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 I am familiar with and accept the obligations of my position as registered agent.

Registered Agent:

JUANA FRANKLIN
801 Elderberry Way
Boca Raton, FL 33846