

L200000 39170

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

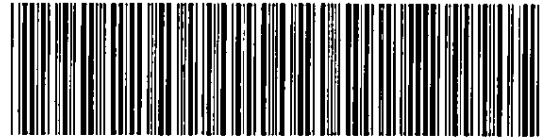
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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Office Use Only



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SECRETARY OF STATE
DIVISION OF CORPORATIONS
20 JAN 15 PM 4:46

C RICO
JAN 15 2020

COVER LETTER

**TO: New Filing Section
Division of Corporations**

SUBJECT: 435 NE 8th Terrace Cape Coral, LLC

Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

Eugen Ciuraru

Name of Person

Firm/Company

110 SE 16th Terrace

Address

Cape Coral, FL 33990

City/State and Zip Code

eugenciuraru@yahoo.com

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

For further information concerning this matter, please call:

Eugen Ciuraru 732 6687600

Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

435 NE 8th Terrace Cape Coral, LLC

(Must contain the words "Limited Liability Company, "L.L.C.," or "LLC.")

ARTICLE II - Address:

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

Principal Office Address:

Mailing Address:

110 SE 16th Terrace
Cape Coral, FL 33990

110 SE 16th Terrace
Cape Coral, FL 33990

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Eugen Ciuraru

Name

110 SE 16th Terrace

Florida street address (P.O. Box **NOT** acceptable)

Cape Coral

FL

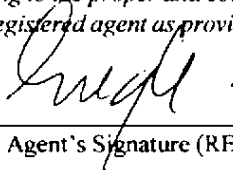
33990

City

State

Zip

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 as provided for in Chapter 605, F.S..



Registered Agent's Signature (REQUIRED)

(CONTINUED)

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ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

"AMBR" = Authorized Member

"MGR" = Manager

Name and Address:

MGR

Eugen Ciuraru
110 SE 16th Terrace
Cape Coral, FL 33990

AMBR

Artur Udrescu
16880 Colony Lakes Blvd
Fort Myers, FL 33908

AMBR

Dan M. Diaconescu
8398 Warwick Ave
Naples, FL 34113

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____ (OPTIONAL)

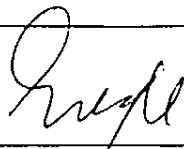
(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

Operating Agreement as per attached Addendum

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.
This document is executed in accordance with section 605.0203 (1) (b). Florida Statutes.
I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Eugen Ciuraru

Typed or printed name of signee

Filing Fees:

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

ADDENDUM

To the Articles of Organization
435 NE 8th Terrace Cape Coral, LLC

ARTICLE VI: Operating Agreement

Article VI.1 The Business and Purposes of the Company are to invest in real estate and the activity should be carried on under the laws of the State of Florida.

Article VI.2 The members shall have equal participation in contributions, profit and/or losses.

Article VI.3 The decisions shall be made by a simple majority of members.

Article VI.4 The Company's checks will need any 2 (two) signatories.

Article VI.5 Additional Capital Contributions. If at any time or from time to time, the Company requires additional funds, Members agree to contribute the Additional Capital as per their equal participation in the Company.

Article VI.6 All the expenses during the activity of the Company should be approved by the Members prior to payment to third parties.

Article VI.7 Election to be Taxed as Partnership. The company shall be treated as a partnership for Federal and State Income Tax purposes.

Article VI.8 No Personal Liability. Except for the indemnification obligation set out herein, no Member shall be personally liable for any of the debts, liabilities, expenses, costs, contracts or other obligations of the Company.

Article VI.9 The members can issue Powers of Attorney to be represented during their absence.

Article VI.10 Upon completion and SALE of the real estate project, the net profit (remaining proceeds after payment of taxes, fees, commissions etc.) shall be distributed equally among members, and the Company shall be dissolved.

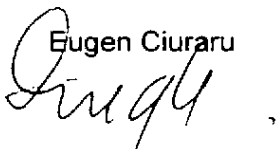
Article VI.11 Should a member decide to terminate his/her participation and contribution in this Company, said member must notify the other members in writing at least 30 days prior. In such a case, the member breaching this Agreement shall be reimbursed for his/her financial contribution minus a penalty of 10 % (ten percent), the costs incurred by filing The Dissociation of Member, and any possible Company losses, if any. Said member shall not be entitled to any possible profit, if any. The funds shall be reimbursed upon sale of Company's assets and Company Dissolution.

Article VI.12 In case of a member's Force Majeure (grave illness or death), said member's amount of contribution, including pro-rata participation in the profit and/or loss shall be distributed to the member or his/her legal beneficiaries upon sale of Company's assets and Company Dissolution.

Article VI.13 Status Reports. Members will create and update a Google or Excel Sheet to reflect the operation of the company, including balance sheet, expenses, cash flow, etc.

Article VI.14 All disputes in connection with this Agreement and/or the execution thereof shall be settled by amicable negotiations. In case no settlement can be reached, the matter shall then be referred to Arbitration in the State of Florida, the awards of which are final and binding upon all Parties.

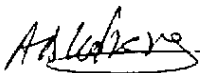
Eugen Ciuraru



Date:

01/13/2020

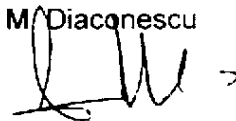
Artur Udrescu



Date:

01/13/2020

Dan M. Diaconescu



Date:

1/13/2020