

Division of Corporations

Page 1 of 2

L20000284221

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

(((H20000324919 3)))



H200003249193ABC

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

## To:

Division of Corporations  
Fax Number : (850)617-6381

## From:

Account Name : WARD, DAMON & POSNER, P.A.  
Account Number : 072262000447  
Phone : (561)842-3000  
Fax Number : (561)842-3626

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

**Email Address:** aseligman@warddamon.com

**FLORIDA LIMITED LIABILITY CO.**  
**731 Mariner Village LLC**

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

2020 SEP 17 PM 4:55

FILED

FILED  
2020 SEP 17 PM 4:55  
CLERK OF COURT  
JANUARY 1997

**ARTICLES OF ORGANIZATION**

**OF**

**731 MARINER VILLAGE LLC**

**THE UNDERSIGNED**, pursuant to the Florida Revised Limited Liability Company Act, adopts the following Articles of Organization for such Limited Liability Company:

**ARTICLE I - NAME**

The name of this Limited Liability Company is:

**731 MARINER VILLAGE LLC**

**ARTICLE II - DURATION**

The duration of this Limited Liability Company is perpetual.

**ARTICLE III - PURPOSE**

The purpose for which this Limited Liability Company is organized is to engage in any lawful act or activities for which limited liability companies may be organized under the laws of the State of Florida.

**ARTICLE IV - MAILING ADDRESS OF LIMITED LIABILITY COMPANY**

The mailing address of the business of this Limited Liability Company is 8637 Doverbrook Drive, Palm Beach Gardens, FL 33410 and the principal place of business of this Limited Liability Company is 8637 Doverbrook Drive, Palm Beach Gardens, FL 33410.

**ARTICLE V - INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The street address of this Limited Liability Company's initial registered office in Florida is 4420 Beacon Circle, West Palm Beach, Florida 33407 and the name of its initial registered agent at that address is Adam R. Seligman, Esq.

Prepared by: Adam R. Seligman, Esq.  
4420 Beacon Circle  
West Palm Beach, Florida 33407  
Bar No: 22923 ♦ Phone: 561/842-3000

((H20000324919 3)))

ARTICLE VI - MANAGEMENT

The Limited Liability Company is to be managed by one or more managers and is therefore a manager - managed limited liability company. The names and addresses of the initial manager is as follows:

Ferenc Stephen Varga

31 Spanish River Drive  
Ocean Ridge, Florida 33435

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization of 731 Mariner Village LLC, effective this 17th day of September, 2020.

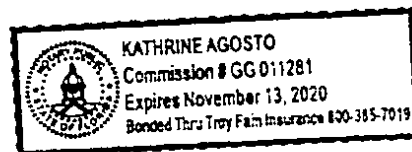
By: Adam Seligman  
Adam R. Seligman, Authorized Representative  
(In accordance with Florida Statutes §605.0205(3) the execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are accurate.)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, sworn to and subscribed before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Adam R. Seligman, as Authorized Representative of 731 Mariner Village LLC, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that s/he executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 17<sup>th</sup> day of September, 2020.

Sign: [Signature]  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_




Prepared by: Adam R. Seligman, Esq.  
4420 Beacon Circle  
West Palm Beach, Florida 33407  
Bar No: 22923 ♦ Phone: 561/842-3000

**CERTIFICATE DESIGNATING PLACE OF  
BUSINESS OR DOMICILE FOR THE SERVICE  
OF PROCESS WITHIN THIS STATE NAMING  
AGENT UPON WHOM PROCESS MAY BE SERVED**

**ACKNOWLEDGMENT:**

Having been named as registered agent and to accept service of process for 731 Marnier Village LLC at the initial registered office of the Limited Liability Company in this State designated in its 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, Florida Statutes.

Date: September 17, 2020.

  
Adam R. Seligman, Esq.  
4420 Beacon Circle  
West Palm Beach, Florida 33407