

# L20000338288

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.

((H20000381606 3)))



H200003816063AEC-

**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 : STEARNS WEAVER MILLER WEISSLER ALHADEPP & SITTERSON  
Account Number : I20060000135  
Phone : (305) 789-3200  
Fax Number : (305) 789-4137

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

Email Address: Cynhap@apcommunities.com

**FLORIDA LIMITED LIABILITY CO.  
ONE VISCAAYA STATION, LLC**

Certificate of Status	0
Certified Copy	1
Page Count	02
Estimated Charge	\$155.00

2020 NOV -3 PM 1:17

RECEIVED  
NOV 3 2020

FLORIDA  
TALLAHASSEE, FLORIDA

20 NOV -3 PM 4:47

[Electronic Filing Menu](#)

[Corporate Filing Menu](#)

[Help](#)

D O'KEEFFE

NOV 01 2020

**ARTICLES OF ORGANIZATION OF  
ONE VISCAYA STATION, LLC**

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

**ARTICLE I - NAME**

The name of the limited liability company is One Viscaya Station, LLC (the "Company").

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the Company is 161 NW 6<sup>th</sup> Street, Suite 1020, Miami, Florida 33136.

**ARTICLE III - DURATION**

The period of duration for the Company shall be perpetual.

**ARTICLE IV - REGISTERED OFFICE AND AGENT AND ADDRESS**

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

<u>Name</u>	<u>Address</u>
Brian J. McDonough	150 West Flagler St. Museum Tower, Suite 2200 Miami, Florida 33130

**ARTICLE V - MANAGEMENT**

The Company shall be manager-managed. The name and address of the initial managers of the Company are:

Atlantic Pacific Communities, LLC  
161 NW 6<sup>th</sup> Street, Suite 1020  
Miami, FL 33136

Republic Projects LLC  
c/o Republic Holdings Corp.  
41 West Putnam Avenue  
Greenwich, CT 06830

FILED  
20 NOV - 3 PM 4: 47  
TALLAHASSEE, FLORIDA

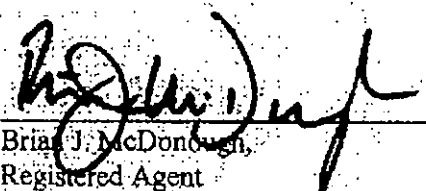
IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization on the 3<sup>rd</sup> day of November 2020.

  
Brian J. McDonough,  
Authorized Representative

**REGISTERED AGENT'S ACCEPTANCE**

Having been named as registered agent and to accept service of process for One Viscaya Station, LLC at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 605, Florida Statutes.

Dated: November 3<sup>rd</sup>, 2020

  
Brian J. McDonough,  
Registered Agent

FILED  
20 NOV -3 PM 4:47  
TALLAHASSEE, FLORIDA