

L20 000371026

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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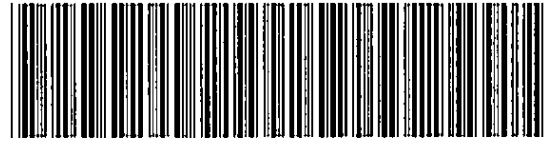
(Business Entity Name)

(Document Number)

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2021 JAN 14 PM 2:49

SECRETARY OF STATE  
TALLAHASSEE, FL

2/24/21

## COVER LETTER

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** 202 NE 6th Avenue LLC.

\_\_\_\_\_  
Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

Harvey Schneider, Esq.

\_\_\_\_\_  
Name of Person

NP Law

\_\_\_\_\_  
Firm/Company

22935 Clear Echo Dr., # 89

\_\_\_\_\_  
Address

Boca Raton, FL 33433

\_\_\_\_\_  
City/State and Zip Code

moe303@comcast.net

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

For further information concerning this matter, please call:

Harvey Schneider, Esq.

561

789-0282

at (\_\_\_\_\_) \_\_\_\_\_

\_\_\_\_\_  
Name of Person

\_\_\_\_\_  
Area Code

\_\_\_\_\_  
Daytime Telephone Number

Enclosed is a check for the following amount:

☒ \$25.00 Filing Fee

☐ \$30.00 Filing Fee &  
Certificate of Status

☐ \$55.00 Filing Fee &  
Certified Copy  
(additional copy is enclosed)

☐ \$60.00 Filing Fee,  
Certificate of Status &  
Certified Copy  
(additional copy is enclosed)

**Mailing Address:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

ARTICLES OF AMENDMENT  
TO  
ARTICLES OF ORGANIZATION  
OF

FILED

2021 JAN 14 PM 2:49

SECRETARY OF STATE  
TALLAHASSEE, FL

202 NE 6th Avenue LLC.

(Name of the Limited Liability Company as it now appears on our records.)  
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 11/24/2020 and assigned  
Florida document number L20000371026.

This amendment is submitted to amend the following:

**A. If amending name, enter the new name of the limited liability company here:**

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable: \_\_\_\_\_

(Principal office address MUST BE A STREET ADDRESS) \_\_\_\_\_

Enter new mailing address, if applicable: \_\_\_\_\_

(Mailing address MAY BE A POST OFFICE BOX) \_\_\_\_\_

**B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:**

Name of New Registered Agent: \_\_\_\_\_

New Registered Office Address: \_\_\_\_\_

*Enter Florida street address*

\_\_\_\_\_, Florida

*City*

*Zip Code*

**New Registered Agent's Signature, if changing Registered Agent:**

*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 relative 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. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.*

If Changing Registered Agent, Signature of New Registered Agent

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
<hr/>	<hr/>	<hr/>	<input type="checkbox"/> Add
		<hr/>	<input type="checkbox"/> Remove
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		<hr/>	<input type="checkbox"/> Change

**D. If amending any other information, enter change(s) here:** *(Attach additional sheets, if necessary.)*

SEE EXHIBIT 'A' ATTACHED AMENDING THIS LIMITED LIABILITY COMPANY'S ARTICLES OF  
ORGANIZATION BY ADDING ARTICLE VI THERETO.


**E. Effective date, if other than the date of filing:** \_\_\_\_\_ **(optional)**

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

**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.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated 12/31 2020

  
\_\_\_\_\_  
Signature of a member or authorized representative of a member

Harvey Schneider, Esq.

\_\_\_\_\_  
Typed or printed name of signee

**Filing Fee: \$25.00**

**EXHIBIT 'A' COVER PAGE**

Single Purpose Entity Amendment to Articles of Organization of  
202 NE 6th Avenue LLC., a Florida legal entity

**AMENDMENT TO  
ARTICLES OF ORGANIZATION OF  
202 NE 6TH AVENUE LLC., A FLORIDA LEGAL ENTITY**

The following Article is hereby added as Article VI to the Articles of Organization of the above referenced Company, as follows:

**ARTICLE VI**

1. The sole purpose of this limited liability company ("**Single Purpose Entity**") shall be the ownership, operation, management, maintenance, leasing and sale to a third party of real property, and improvements situated thereon, which is legally described as

Lots 19 and 20, Block 106, City of Delray Beach, formerly called Town of Linton, according to the map or plat thereof as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida. Less the East 5 feet thereof and less a portion of Lot 20 described as follows:

From a point on the South line of said Lot 20, located 5 feet West of the Southeast corner of said Lot 20, run Westerly for 15.16 feet; thence run Northeasterly along a curve concave to the Northwest and having a radius of 15 feet for 23.72 feet, through a central angle of 90°37'00" to a point on a line parallel to and 5 feet Westerly from the East line of said Lot 20; thence run South 01°08'35", East along said parallel line for 15.16 feet to the Point of Beginning.

The street address of which real property is 202 NE 6th Ave, Delray Beach, FL 33483 ("**Property**"), and this Single Purpose Entity shall be restricted, and hereby covenants and agrees, as follows:

(a) not to engage in any business or activity whatsoever other than as aforesaid along with any activities which would be necessarily ancillary thereto;

(b) not to acquire or own any material assets other than (i) the Property, and (ii) such incidental personal property as may be necessary or appropriate for the use and operation of the Property;

(c) not to incur any debt other than (i) the indebtedness held by the "**Holders**" (as defined below) secured by the Property ("**Mortgage Indebtedness**"), and (ii) liabilities incurred by this Single Purpose Entity relating to the Property;

(d) not to merge into or consolidate with any person or entity or dissolve, terminate or liquidate in whole or in part, transfer or otherwise dispose of all or substantially all of its assets, stock or change its legal structure, while the Mortgage Indebtedness is outstanding without in each case the prior written consent of any and all holders of the Mortgage Indebtedness ("**Holders**");

(e) to preserve its existence as an entity duly organized and validly existing under the laws of the State of Florida and, without the prior written consent of the Holders, not to amend, modify, terminate or fail to comply with the provisions of the "**Organizational Documents**" (as defined below) of this Single Purpose Entity, as the same may be further amended or supplemented, if such amendment, modification, termination or failure to comply would materially adversely affect the ability of this Single Purpose Entity to perform its obligations hereunder, under the Mortgage Indebtedness Note or under any of the other loan documents (collectively "**Loan Documents**") which relate to and/or evidence/secure the Mortgage Indebtedness. For purposes of this Amendment, the "**Organizational Documents**" of this Single Purpose Entity shall mean all documents evidencing and/or relating to the formation of this company and the continued existence and good standing of this company; (f) not own any subsidiary or make any investment in, any person or entity without the consent of the Holders.

2. This Single Purpose Entity shall be further restricted and/or required, and further covenants and agrees, as follows, until the Mortgage Indebtedness is fully satisfied of record:

(a) to maintain books and records separate from any other person or entity;

(b) to maintain its accounts separate from any other person or entity;

(c) not to commingle assets with those of any other person or entity;

(d) to maintain financial statements separate from any other person or entity;

- (e) to pay its own liabilities out of its own funds;
- (f) to observe all required corporate formalities;
- (g) to maintain an arm's length relationship with its members, managers, managing members and any affiliates;
- (h) not to guarantee or become obligated for the debts of any other person or entity person or hold out its credit as being available to satisfy the obligations of others;
- (i) not to acquire obligations or securities of its members;
- (j) to use separate stationery, invoices, and checks;
- (k) not to pledge its assets for the benefit of any other person or entity or make any loans or advances to any person or entity;
- (l) to hold itself out solely as a separate Single Purpose Entity;
- (m) to correct any known misunderstanding regarding its separate identity;
- (n) not to make any changes to the structure of it current management or ownership, and
- (o) not to sell the Single Purpose Entity or any interest therein.

3. The unanimous consent of all of the members, managing members or managers, as the case may be of the Single Purpose Entity as well as the prior written consent of the Holders shall be required to:

- (a) file, or consent to the filing of, a bankruptcy or insolvency petition or otherwise institute insolvency proceedings;
- (b) dissolve, liquidate, consolidate, merge, or sell all or substantially all of the assets of this company;
- (c) engage in any other business activity; or
- (d) amend the Organizational Documents of this Single Purpose Entity.

4. To the maximum extent permitted by law, upon the occurrence of any event which will terminate this Single Purpose Entity (as may be provided in the Organizational Documents of this Single Purpose Entity or as otherwise provided by applicable law), a vote of the majority of the remaining members shall be sufficient to continue the life of this Single Purpose Entity. In the event a majority vote to continue the life of this Single Purpose Entity is not obtained, no asset of this Single Purpose Entity that is collateral or that secures the Mortgage Indebtedness may be sold, transferred, conveyed, liquidated or otherwise disposed of (except as permitted under the Loan Documents) without the consent of the Holders. The Holders may continue to exercise all of their rights under the Loan Documents and shall be entitled to retain their lien on the Property until the Mortgage Indebtedness has been paid in full or otherwise discharged and satisfied of record.

5. To the extent this Article conflicts with any other provisions of the Organizational Documents of the company or any other documents pertaining to this company or any other organizational or formation document of this Single Purpose Entity, this Article shall control.

**END OF AMENDMENT**