

L21000227567

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

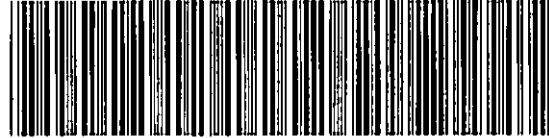
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



900363604379

04/14/21--01025--016 **155.00

2021 APR 13 PM 2:54
SECRETARY OF STATE
TALLAHASSEE, FL

FILED



SERVICE EXTRAORDINAIRE

P.O. Box 390 ♦ CLIFTON PARK, NY 12065 ♦ PHONE-918-935-7675 ♦ FAX-518-233-0581

April 13, 2021

VIA OVERNIGHT DELIVERY

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

Re: Articles of Organization of **AB4U Real-Estate LLC**
My File No.: 120-109

Dear Sir/Madam:

Enclosed for filing with your office please find the original Articles of Organization of AB4U Real-Estate LLC, a domestic Florida limited liability company. Also, enclosed is a check in the amount of \$155.00, for the filing fee for said Articles of Organization and a certified copy.

Please send the original filing receipt and certified copy to me as soon as possible in the pre-paid, self-addressed FedEx envelope which is enclosed for your convenience.

Thank you for your courtesies and cooperation in this matter. Should you have any questions, please do not hesitate to contact me at (518) 935-7675.

Very truly yours,

Kristen Galarneau

COVER LETTER

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

SUBJECT: AB4U Real-Estate 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:

Kristen Galarneau

Name of Person

Service Extraordinaire LLC

Firm/Company

1743 Route 9, Unit #390

Address

Clifton Park, NY 12065

City/State and Zip Code

scott@tastemakersllc.com

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

For further information concerning this matter, please call:

Kristen Galarneau

518

935-7675

at ()

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

7P21 APR 13 PM 2:54

ARTICLE I - Name:

The name of the Limited Liability Company is:

SECRETARY OF STATE
TALLAHASSEE, FL

AB4U Real-Estate 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:

9701 Collins Avenue

Unit 1102

Bal Harbour, FL 33154

9701 Collins Avenue

Unit 1102

Bal Harbour, FL 33154

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:

Scott Bachrach

Name

9701 Collins Avenue, Unit 1102

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

Bal Harbour, FL 33154

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..

Scott Bachrach
Registered Agent's Signature (REQUIRED)

(CONTINUED)

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

Scott Bachrach
9701 Collins Avenue, Unit 1102
Bal Harbour, FL 33154

(Use attachment if necessary)

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

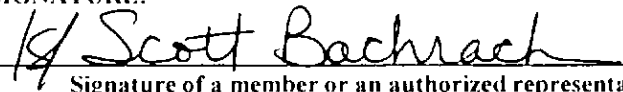
(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

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.

[Please see Additional Article VI Provisions page attached]

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.

Scott Bachrach

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)

AB4U Real-Estate LLC

Additional Article VI Provisions

ARTICLE VI: Purpose of Business:

The Company shall be a "qualified opportunity zone business" as such term is defined in Section 1400Z-2(d)(3) of the Code, with the objective of qualifying any interests in the Company as "qualified opportunity zone partnership interests" as such term is defined in Section 1400Z-2(d)(2)(C) of the Code; provided, however, ensuring any such interest is issued solely in exchange for cash, as required by Section 1400Z-2(d)(2)(C)(i), or ensuring any such interest is acquired and owned by a Qualified Opportunity Fund (as such term is defined by Section 1400Z-2(d)(1) of the Code) shall be the responsibility of each individual Member and not the Company. The Manager shall have the authority to take any action the Manager deems necessary in his or her sole discretion to conform the Company's holdings and activities to comply with Section 1400Z-2 of the Code and any final, temporary, or proposed Treasury Regulations thereto. The Company shall be prohibited from conducting any business or other activity that may result in a violation of Section 1400Z-2(d)(3)(A)(iii) of the Code.