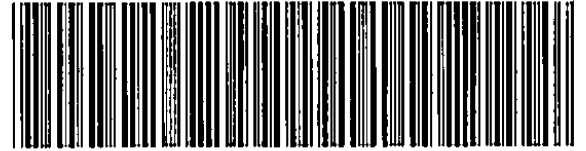


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TALLAHASSEE, FL

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TALLAHASSEE, FL

# SAPPHIRE BUILDING THREE, LLC

(An entity to be formed)

Christina S. Ludovici  
Manager  
[christina@ludoprop.com](mailto:christina@ludoprop.com)

9000 SW 152nd Street, Suite 106  
Palmetto Bay, FL 33157  
Phone: 305-235-8720

September 8, 2021

Florida Department of State  
New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Sapphire Building Three, LLC

Dear Reader:

Enclosed are the original and a duplicate copy of the Articles of Organization for the above referenced Limited Liability Company.

The duplicate copy has been subscribed and acknowledged by the subscribers in the same manner as the original. Please endorse your approval of the Articles of Organization on the duplicate copy, certify, and return to this office in the enclosed envelope.

A check in the amount of \$125.00 is enclosed payable to the "Florida Department of State", to cover the fees for this service.

Very truly yours,

  
CHRISTINA S. LUDOVICI

**ARTICLES OF ORGANIZATION  
OF  
SAPPHIRE BUILDING THREE, LLC**

SECRETARY OF STATE  
TALLAHASSEE, FL

The undersigned subscriber to these Articles of Organization, a natural person competent to contract, hereby forms a Limited Liability Company under the laws of the State of Florida.

**ARTICLE I - NAME**

The name of this Limited Liability Company is **SAPPHIRE BUILDING THREE, LLC**.

**ARTICLE II - ADDRESS**

The mailing address and the street address of the principal office of this Limited Liability Company shall be 9000 SW 152 Street, Suite 106, Palmetto Bay, FL 33157-1941.

**ARTICLE III - REGISTERED AGENT**

The name and Florida Street address of the Limited Liability Company's registered agent to accept service of process within this state shall be **LUDOVICI PROPERTIES, INC.** at 9000 S 152 Street, Suite 106, Palmetto Bay, FL 33157-1941.

**ARTICLE IV - MANAGERS**

This Limited Liability Company shall have One (1) Manager initially. The number of Managers may be increased or decreased from time to time by the members. The name and street address of the initial Manager is as follows:

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
CHRISTINA S. LUDOVICI	9000 SW 152 Street, Suite 106 Palmetto Bay, FL 33157-1941

**ARTICLE V - EFFECTIVE DATE**

The effective date of the filing of this Limited Liability Company is the date on which these Articles of Organization are filed with the Florida Department of State.

## **ARTICLE VI - NATURE OF BUSINESS**

The general nature of business to be transacted by this Limited Liability Company shall be to manufacture, purchase, or otherwise acquire and to own, mortgage, pledge, sell, assign, transfer, or otherwise dispose of, and to invest in, trade in, deal in and with goods, wares, merchandise, real and personal property, and services, of every class, kind, and description; except that it is not to conduct a banking, safe deposit, trust, insurance, surety, express, railroad, canal, telegraph, telephone, or cemetery company, a building and loan association, mutual fire insurance association, fraternal benefit society, cooperative association, state fair exposition. The Limited Liability Company may carry on any lawful business necessary or incidental to the attainment of the objectives of the Limited Liability Company.

## **ARTICLE VII - POWERS**

The powers herein granted to the Limited Liability Company shall not be construed as any limitation upon the powers of the Limited Liability Company but shall be in addition to the powers conferred by law. The Limited Liability Company shall have the power to do the following:

1. To invest its funds in real estate, mortgages, stock, bonds or any other type of investment and to own or lease real or personal property necessary for or incidental to the rendering of professional services;
2. To sue and to be sued and appear and defend all acts and proceedings in its Limited Liability Company name to the same extent as a natural person;
3. To adopt and use a common Limited Liability Company seal and alter the same;
4. To appoint such managers, agents, and employees as its affairs shall require and allow them suitable compensation;
5. To make and enter into all contracts necessary and proper for the conduct of its business;
6. To purchase the assets of any other Limited Liability Company, Corporation or other entity;
7. To take, hold, sell, and convey such property as may be necessary in order to obtain or secure payment of any indebtedness or liability to it;
8. To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge, or otherwise dispose of the shares of the capital stock or any bonds or other evidences of indebtedness created by any other corporation of this State or any other State or Government; while owner

such stock to exercise all the rights, powers, and privileges of ownership, including the right to vote such stock;

9. To contract debts and borrow money at such rates of interest not to exceed the law interest rate and upon such terms as it may deem necessary or expedient and shall authorize agree upon. Issue and sell or pledge bonds, debentures, notes, and other evidence of indebtedness whether secured or unsecured, and execute such mortgages or other instruments or encumbrances upon its property or credit to secure the payment of money borrowed or owing by it, as occasion may require. To transfer property of every kind and nature belonging to the Limited Liability Company, as security for the payment of any bonds, notes, debts, or other evidence of indebtedness of the Limited Liability Company.

### **ARTICLE VIII - TERM OF EXISTENCE**

This Limited Liability Company is to exist perpetually.

### **ARTICLE IX – MEMBERS**

This Limited Liability Company may have non-voting members who shall share profits and losses in accordance with the operating agreement of the Limited Liability Company.

### **ARTICLE X - AMENDMENT**

These Articles of Organization may be amended in a manner provided by law. Every amendment shall be approved by FIFTY ONE PERCENT (51%) of the voting Managing Members, unless all Managing Members sign a written statement manifesting their intention that a certain amendment of these Articles of Organization be made.

**REST OF PAGE INTENTIONALLY LEFT BLANK  
SIGNATURES ON NEXT PAGE**

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8<sup>th</sup> day of September, 2021.

*Christina S. Ludovici*  
CHRISTINA S. LUDOVICI

STATE OF FLORIDA           )  
  ) SS  
COUNTY OF MIAMI-DADE     )

The foregoing instrument was acknowledged before me on the date last above written **CHRISTINA S. LUDOVICI**, who was physically present and who ~~X~~ is personally know to me ( ) who has produced a Driver's License or ( ) who has produced \_\_\_\_\_ as identification and who did take an oath.

Notary Seal:



*Maria A. Soronellas*  
Notary Public  
State of Florida at Large

Having been named to accept service of process for the above stated Limited Liability Company, at the place set forth in these Articles of Organization, I hereby accept said designation and agree to comply with the provisions of said Act relative to keeping open said office.

**LUDOVICI PROPERTIES, INC.**

BY: *Edward P. Ludovici*  
EDWARD P. LUDOVICI, President  
Registered Agent