

2021000465352194  
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.

((H21000465352 3)))



H210004653523ABC

**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 : RUSTER LAW GROUP, PLLC  
Account Number : I20160000099  
Phone : (941) 313-7208  
Fax Number : (941) 234-9112

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2021 DEC 22 AM 12:48

FILED

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

Email Address: patrick@rusterlaw.com

**FLORIDA LIMITED LIABILITY CO.  
DIECI 46TH LANE PROPERTIES LLC**

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$125.00

2021 DEC 22 PM 2:20

RECEIVED

Fax Audit No:H21000465352 3

ARTICLES OF ORGANIZATION  
of  
DIECI 46TH LANE PROPERTIES LLC  
*a Florida Limited Liability Company*

These Articles of Organization are adopted for the purpose of forming a limited liability company under the laws of the State of Florida, to be filed with the Florida Department of State, as follows:

ARTICLE ONE: NAME

The name of the Company is Dieci 46th Lane Properties LLC.

ARTICLE TWO: PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office of the Company shall be located at 3423 SE 22nd Place, CAPE CORAL, FL 33904, and its mailing address shall be SEESTRASSE 233, CH 8708 MAENNEDORF, SWITZERLAND, until and unless such principal office location or mailing address is subsequently changed by the Company. The Company may also establish and maintain any other locations or mailing addresses as is determined by the Company to be appropriate.

ARTICLE THREE: COMMENCEMENT AND DURATION

The Company shall commence its existence on January 1st, 2022 and it shall exist perpetually thereafter until and unless terminated in accordance with its Operating Agreement or otherwise dissolved according to law.

ARTICLE FOUR: OPERATING AGREEMENT

The Company shall adopt an Operating Agreement by affirmative unanimous vote or consent of all the Members of the Company, which may thereafter be amended or repealed only in accordance with the terms thereof. The Operating Agreement must be in writing and shall be signed by all Members, establishing their consent thereto.

ARTICLE FIVE: MEMBERSHIP

The initial Members of the Company are those one or more persons or entities joining in execution of the Operating Agreement, each such Member having the percentage, proportion, or fractional part specified therein, referred to as a Membership Interest. The initial Members authorize the undersigned signatory of these Articles of Organization to submit the same for filing with the Florida Department of State, as their authorized representative.

Fax Audit No:H21000465352 3

FILED  
2021 DEC 22 AM 12:08  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

Fax Audit No:H21000465352 3

Additional Members shall be admitted to the Company only in accordance with the Operating Agreement. No Membership Interest may be transferred and no additional Members shall be admitted to the Company except as specifically set forth in the Operating Agreement and in strict compliance therewith.

#### ARTICLE SIX: MANAGEMENT AND AGENCY

The Company shall be a manager-managed Company and it shall be managed by one or more Managers appointed by the Members in accordance with the Operating Agreement.

Until and unless changed by the Members in accordance with the Operating Agreement, the Company shall have the following managers and officers:

Title: MGR  
THEILER-Schmitt, Marlon P  
Seestrasse 233  
MAENNEDORF 8708  
SWITZERLAND

Title: MGR  
Theiler, Cathrin  
Seestrasse 233  
CH 8708  
Maennedorf  
SWITZERLAND

Title: Secretary, MGR  
Theiler, Maximilian P  
SEESTRASSE 233  
CH 8708  
MAENNEDORF  
SWITZERLAND

Title: MGR  
Theiler, Ray R  
SEESTRASSE 233  
CH 8708  
MAENNEDORF  
SWITZERLAND

If the Company at any time has more than one Manager, then any one Manager shall have full and complete authority to act for and bind the Company without requiring notice to or joinder by or consent of any other Manager. Any one Manager may pursue any legal actions and may execute and deliver any instruments or documents in the name and behalf of the Company on any one or more

FILED  
2021 DEC 22 AM 12:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Fax Audit No:H21000465352 3

Fax Audit No:H21000465352 3

occasions; no other signature or further action shall be required for any such instrument or document to be valid, binding and enforceable against the Company in accordance with its terms.

The Manager or Managers may from time-to-time adopt resolutions of the Company appointing one or more agents who are granted authority to undertake various actions specified therein and to bind the Company with respect thereto, the same as the Manager or Managers could themselves undertake, including (but not limited to) delegation of the right to sell, convey, purchase, acquire, mortgage, encumber, and lease real property (including any interest in real property) and the right to sign and deliver, in the Company's name and behalf, deeds, mortgages, promissory notes, leases, contracts, assignments, and all other documents deemed appropriate by such agent to carry out such grant and delegation. Any such appointed agent shall be entitled to reimbursement of expenses reasonably incurred in behalf of the Company, shall be indemnified and held harmless by the Company for any claims, and shall not be liable for any acts or decisions made in good faith.

The Company may appoint an Authorized Agent governing Company property who is granted authority to sell, convey, purchase, acquire, mortgage, encumber, lease, close upon, and undertake each, every, and all other transactions with respect to all or any part of and any interest in any and all real and personal property, including full power and authority to sign and deliver, in the Company's name and behalf as Authorized Agent of the Company, and to accept delivery of, any and all documents deemed appropriate by the Authorized Agent to carry out such grant of authority (including, without limitation, deeds, mortgages, assignments and satisfactions of mortgages, promissory notes and endorsements thereof, bills of sale, leases and assignments of leases, options, releases, contracts, contract amendments and addenda, other assignments, agreements, affidavits, closing statements, receipts, waivers, notices, and U.S. Internal Revenue Service forms and reports) relating to the transfer, encumbrance, acquisition, or other transaction of or affecting any such property or any interest therein. This grant of authority shall not make the Authorized Agent a Manager or other principal of the Company and shall not subject the Authorized Agent to any liability or responsibility to any persons dealing with the Company or relying upon the authority granted hereby. The Authorized Agent shall be entitled to reimbursement of expenses reasonably incurred in behalf of the Company, shall be indemnified and held harmless by the Company for any claims, and shall not be liable for any acts or decisions made in good faith.

#### ARTICLE SEVEN: REGISTERED OFFICE AND AGENT

The Registered Office of the Company is at 1430 SE 17th Ave Unit A1, Cape Coral, FL 33990, and the Registered Agent at that address is Alpine Accounting & Tax Service Inc., a Florida Corporation.

The Company may subsequently change either or both the Registered Office and Registered Agent from time-to-time hereafter.

#### ARTICLE EIGHT: AMENDMENT OF ARTICLES OF ORGANIZATION

These Articles of Organization may be amended only upon the affirmative unanimous vote or consent thereto of all the Members.

Fax Audit No:H21000465352

2021 DEC 22 AM 10:48  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Fax Audit No:H21000465352 3

*In Witness Whereof*, these Articles of Organization are executed on 12/02/2021 by Patrick Ruster, as authorized representative for the initial Member or Members of the Company.

Patrick Ruster

Digitally signed by Patrick Ruster  
DN: cn=Patrick Ruster, o=CL,  
email=patrick@rusterlaw.com, c=US  
Date: 2021.12.22 14:50:17 -0500

---

Patrick Ruster

**FILED**  
2021 DEC 22 AM 12:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Fax Audit No:H21000465352 3

Fax Audit No: H21000465352 3

ACCEPTANCE OF APPOINTMENT  
*as*  
REGISTERED AGENT

Alpine Accounting & Tax Service Inc., a Florida Corporation. hereby accepts its appointment as Registered Agent for Dieci 46th Lane Properties LLC, a Florida limited liability company, and will maintain the Registered Office of the Company in Lee County, Florida, at 1430 SE 17th Ave Unit A1, Cape Coral, FL 33990,

Alpine Accounting & Tax Service Inc., a Florida Corporation., is familiar with and accepts the obligations imposed upon it as Registered Agent under Florida law.

Dated: 12/22/2021 .

Alpine Accounting & Tax Service Inc.,  
a Florida Corporation.

by: Katharine Todd  
Katharine Todd

FILED  
2021 DEC 22 AM 12:49  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
Fax Audit No: H21000465352 3