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TALLAHASSEE, FLORIDA

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STEPHEN M. BLACKBURN  
Attorney at Law

412 Northeast 4<sup>th</sup> Street  
Fort Lauderdale, Florida 33301

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January 24, 2022


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

RE: META Real Estate, LLC

Dear Florida Department of State,

Please find enclosed herewith the duly executed Articles of Organization for the above referenced Corporation. Also, also enclosed is a check in the amount of \$125.00 to cover the filing and registered agent fee.

Please file the Articles as soon as possible. Thank you.

Very truly yours,  
  
STEPHEN M. BLACKBURN  
Attorney at Law

SMB/no

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TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION**

**OF**

**META Real Estate, LLC**

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

**ARTICLE I - NAME**

The name of the limited liability company shall be META Real Estate, LLC, ("company").

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the company is 8522 Sawpine Road, Delray Beach, Florida 33446.

**ARTICLE III - DURATION**

The company shall commence its existence on the date these articles of organization are filed by the Florida Department of State or on another effective date if specified. The company's existence shall be perpetual unless the company is dissolved earlier as provided in these articles of organization or in the operating agreement regulations.

**ARTICLE IV - REGISTERED OFFICE AND AGENT**

The name and street address of the registered agent of the company in the State of Florida are Stephen M. Blackburn, Attorney at Law, 412 Northeast 4<sup>th</sup> Street, Fort Lauderdale, Broward County, Florida 33301.

**ARTICLE V - CAPITAL CONTRIBUTIONS**

The members of the company shall contribute to the capital of the company the cash or property as they may determine.

**ARTICLE VI - ADDITIONAL CAPITAL CONTRIBUTIONS**

Each member shall make additional capital contributions to the company only on the unanimous consent of all the members or as provided in the operating agreement regulations.

**ARTICLE VII - ADMISSION OF NEW MEMBERS**

Except as set forth in the operating agreement regulations, no additional members shall be admitted to the company except with the unanimous written consent of all the

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members of the company and on the terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the operating agreement regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all of the members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by written consent.

#### **ARTICLE VIII - MEMBERS' RIGHT TO CONTINUE BUSINESS**

The company shall be dissolved on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is continued by unanimous written vote of the remaining members.

#### **ARTICLE IX - MANAGEMENT**

The company shall be managed by its members in accordance with operating agreement regulations adopted by the members for the management of the business and affairs of the company. These operating agreement regulations may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization.

The name and address of each person authorized to manage and control the limited liability company:

##### **Name and Address**

##### **Title**

DAVID K. SCALISE  
8522 Sawpine Road  
Delray Beach, Florida 33446

Authorized Member (AMBR)

MARCELLA L. SCALISE  
8522 Sawpine Road  
Delray Beach, Florida 33446

Authorized Member (AMBR)

#### **ARTICLE X. AMENDMENT.**

This Company reserves the right to amend or repeal any provisions contained in these Articles of Organization or any amendment hereto, and any right conferred upon the members is subject to this reservation.

Stewart Blackburn

Collecting Lessons

**CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/  
REGISTERED OFFICE**

Under the provisions of F.S. Chapter 605, META Real Estate, LLC, a Florida Limited Liability Company, submits the following statement to designate a registered office and registered agent in the state of Florida:

1. The name of the limited liability company is META Real Estate, LLC.
2. The name and street address of the registered agent in Florida are:

**STEPHEN M. BLACKBURN**  
Attorney at Law  
412 Northeast 4<sup>th</sup> Street  
Fort Lauderdale, Broward County, Florida 33301

The undersigned, being the person named in the articles of organization of META Real Estate, LLC, as the registered agent of this limited liability company, hereby consents to accept service of process for the above-stated company at the place designated in the articles of organization, and 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 or her duties, and is familiar with and accepts the obligations of the position of registered agent.

  
STEPHEN M. BLACKBURN

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