

L22000115872

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

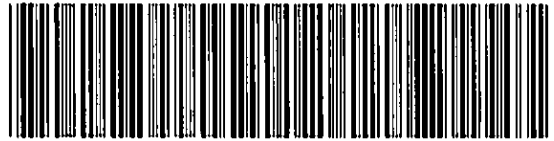
(Document Number)

Certified Copies _____

Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



500384052345

FILED
2022 MAR 21 AM 9:24
SPT
HALL COUNTY, FL

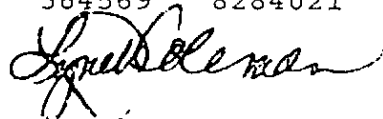
2022 MAR 21 PM 3:28

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 564569 8284021

AUTHORIZATION :



COST LIMIT : \$ 125.00

ORDER DATE : March 21, 2022

ORDER TIME : 2:17 PM

ORDER NO. : 564569-005

CUSTOMER NO: 8284021

DOMESTIC FILING

NAME: 13TH STREET PROPERTY PARTNERS,
LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Eyliena Baker - EXT.

EXAMINER'S INITIALS: _____

**ARTICLES OF ORGANIZATION OF A
FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, in forming a Florida Limited Liability Company ("Company") under the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes, hereby adopts the following Articles of Organization for such Company:

ARTICLE I - NAME

The name of this limited liability company is:

13th Street Property Partners, LLC

ARTICLE II - ADDRESS

The mailing address and the street address of the principal office of the Company is c/o Silverman Schermer, PLLC, 401 E. Las Olas Blvd., Suite 1400, Fort Lauderdale, FL 33301.

ARTICLE III - INITIAL REGISTERED AGENT

The name of the initial Registered Agent of the Company is Steven J. Schermer. The street address of the initial Registered Agent Office is c/o Silverman Schermer, PLLC, 401 E. Las Olas Blvd., Suite 1400, Fort Lauderdale, FL 33301.

ARTICLE IV - MANAGEMENT

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The name and address of the initial managers are:

Title: MGR
KRISTEN BRATBERG
c/o Silverman Schermer, PLLC
401 E. Las Olas Blvd., Suite 1400
Fort Lauderdale, FL 33301

Title: MGR
MASON GRAEME BRATBERG
c/o Silverman Schermer, PLLC
401 E. Las Olas Blvd., Suite 1400
Fort Lauderdale, FL 33301

FILED
2022 MAR 21 AM 9:24
SEC
CLERK OF DISTRICT COURT
FORT LAUDERDALE, FL

Title: MGR
MILES CAMERON BRATBERG
c/o Silverman Schermer, PLLC
401 E. Las Olas Blvd., Suite 1400
Fort Lauderdale, FL 33301

ARTICLE V - AMENDMENTS

The power to amend these Articles of Organization is reserved in the Members of the Company and any such amendment requires the unanimous written consent of all of the Members of the Company.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 21st day of March, 2022.

By: 

Steven J. Schermer, Authorized Representative

(In accordance with Section 605.0203(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. 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 Section 817.155, Florida Statutes).

FILED
2022 MAR 21 AM 9:24
SEC
TALLAHASSEE, FL

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the appointment as the initial Registered Agent of 13th Street Property Partners, LLC, as made in the foregoing Articles of Organization, and agree to act in such 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 the initial Registered Agent of 13th Street Property Partners, LLC as provided for in Chapter 605, Florida Statutes.

Date: March 21, 2022



Steven J. Schermer, Initial Registered Agent

FILED

2022 MAR 21 AM 9:24

SECRET
TALLAHASSEE, FL