

L22000119498

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.

((H22000107728 3)))



H220001077283ABC5

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 : PAVESE LAW FIRM
Account Number : I20130000057
Phone : (239)334-2195
Fax Number : (239)332-2243

RECEIVED

2022 MAR 23 PM 3:12

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
BUREAU OF COMMERCIAL
REGISTRATION SERVICES

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

Email Address: felix.gratopp@sympatico.ca

FLORIDA LIMITED LIABILITY CO.
2520 Longboat Drive, LLC

Certificate of Status	0
Certified Copy	0
Page Count	06
Estimated Charge	\$125.00

2022 MAR 23 AM 11:08

FILED

[Electronic Filing Menu](#)

[Corporate Filing Menu](#)

[Help](#)

H22-000107728

**ARTICLES OF ORGANIZATION OF
2520 LONGBOAT DRIVE, LLC**

The undersigned certify that they are acting as the organizing members for the purpose of forming a limited liability company under the laws of the State of Florida providing for the formation, rights, privileges, and immunities of limited liability companies for profit. The undersigned further certify that the following Articles shall serve as the charter and authority for the conduct of business of the limited liability company.

**ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be **2520 LONGBOAT DRIVE, LLC**, and its principal office shall be located at 52 Squire Bakers Lane, Markham, ON L3P 3G9, Canada, it shall have the power and authority to establish branch offices at any other place or places as the members may designate. The mailing address shall be the same.

**ARTICLE II
PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.
3. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.
4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement

FILED
2022 MAR 23 APR 11:09
TALLAHASSEE, FL

H22-000107728

#22000107728

develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited or restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III **INITIAL MEMBERSHIP**

There shall be one (1) initial members of this limited liability company, whose name, address, and percentage of ownership are as follows:

Richard Felix and Norinne Louise Gratopp, as Husband and Wife
52 Squire Bakers Lane
Markham, ON Canada
L3P 3G9

2022 MAR 23 AM 11:08
100%
FILED

ARTICLE IV **EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the operating agreement of the limited liability company by a unanimous vote of the members of the limited liability company.

ARTICLE V **MANAGEMENT**

#22000107728

#22000107728

The limited liability company shall be managed by its manager. The initial manager shall be:

Richard Felix Gratopp
52 Squire Bakers Lane
Markham, ON L3P 3G9
Canada

ARTICLE VI
DISTRIBUTIONS

The members shall be entitled to the net profits, as defined in the operating agreement, arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. The distribution of the profits shall be determined as provided in the operating agreement of the company.

ARTICLE VII
DURATION

The limited liability company shall commence on the date the Articles of Organization are duly filed as required by law and shall be perpetual, unless sooner terminated, liquidated or dissolved, as provided in the operating agreement adopted by the members.

ARTICLE VIII
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 1833 Hendry Street, City of Fort Myers, County of Lee, State of Florida 33902, and the name of the company's initial registered agent at that address is CHARLES B. CAPPS.

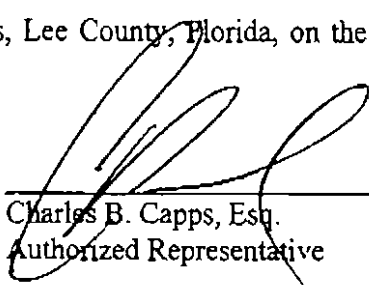
FILED
2022 MAR 23 AM 11:09
TALLAHASSEE, FL
#08

#22000107728

#22000167728

The undersigned, being the Authorized Representative of the limited liability company, certifies that this instrument constitutes the proposed Articles of Organization of **2520 LONGBOAT DRIVE, LLC**.

Executed by the undersigned at Fort Myers, Lee County, Florida, on the 22nd day of March, 2022.

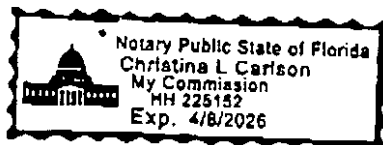



Charles B. Capps, Esq.
Authorized Representative

STATE OF FLORIDA)
COUNTY OF LEE)

I HEREBY CERTIFY that before me the undersigned authority, duly authorized to take acknowledgments and administer oaths personally appeared Charles B. Capps, Esq., Incorporator, who is personally known to me or who produced a Florida driver's license as identification to be the person who made and subscribed to the foregoing Articles of Organization and certifies and acknowledges that he made and executed said Articles for the use and purposes therein expressed.

WITNESS my hand and official seal this 22nd day of March, 2022.





Notary Public
My Commission No.: _____
My Commission Expires: _____

2022 MAR 23 AM 11:09
TALLAHASSEE, FL
NOTARY PUBLIC

FILED

#22000167728

H22000 107788

STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE

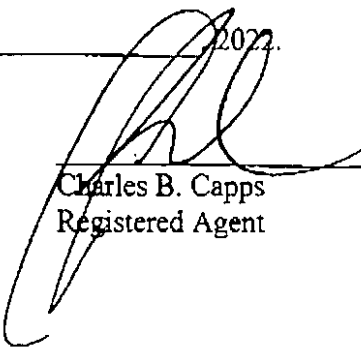
Pursuant to the provisions of Section 605.0201 (2)(c) and 605.0113 of the Florida Limited Liability Company Act, the limited liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida.

The name of the limited liability company is **2520 LONGBOAT DRIVE, LLC**

The name of the registered agent for **2520 LONGBOAT DRIVE, LLC** is Charles B. Capps, and the street address of the registered office where the agent is located is 1833 Hendry Street, Fort Myers, Lee County, Florida 33901.

This statement is to acknowledge that, as indicated above, **2520 LONGBOAT DRIVE, LLC** has appointed me, Charles B. Capps, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this 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.

Dated: This 22nd day of March 2022.



Charles B. Capps
Registered Agent

FILED
2022 MAR 23 AM 11:09
TALLAHASSEE, FL

H22000 107788