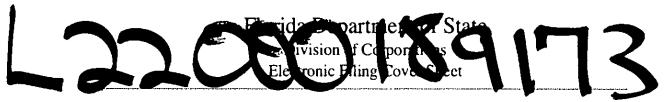
5/5/22, 1:56 PM

Division of Corporations



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.

(((H22000163130 3)))



H220001631303ABCS

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 : CORPORATE CREATIONS INTERNATIONAL INC.

Account Number : 110432003053 : (561)694-8107 Fax Number : (561)214-8442

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

Email Address:		

# FLORIDA LIMITED LIABILITY CO. **Atlantic Waterfront Properties LLC**

Certificate of Status	1	
Certified Copy	0	
Page Count	04	
Estimated Charge	\$130.00	

Electronic Filing Menu

Corporate Filing Menu

Help

May 5, 2022

### FLORIDA DEPARTMENT OF STATE

CORPORATE CREATIONS INTERNATIONAL INC

SUBJECT: ATLANTIC WATERFRONT PROPERTIES LLC

REF: W22000058798

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The document is incomplete/missing pages. You are missing the registered agent acceptance and signature.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

FAX Aud. #: H22000163130 Matthew T Moon

Regulatory Specialist II Supervisor Letter Number: 122A00010458

## ARTICLES OF ORGANIZATION

#### Article I. Name

The name of this Florida limited liability company is: Atlantic Waterfront Properties LLC

#### Article II. Address

The street address of the Company's initial principal office is: Atlantic Waterfront Properties LLC 10837 Garden Ridge Court Davie FL 33328

The mailing address of the Company's initial principal office is: Atlantic Waterfront Properties LLC 10837 Garden Ridge Court Davie FL 33328

## Article III. Registered Agent

The name and street address of the Company's registered agent is:

Corporate Creations Network Inc. 801 US Highway 1
North Palm Beach FL 33408

## Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Computershare Governance Services Inc. d/b/a Corporate Creations International 801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107



### Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

## Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

Don Gerard Pingaro II 10837 Garden Ridge Court Davie FL 33328

# Article VII. Company Existence

The Company's existence shall begin effective as of May 5, 2022.

The undersigned authorized representative of a member executed these Articles of Organization on 5/5/2022.

COMPUTERSHARE COVERNANCE SERVICES INC. D/B/A CORPORATE CREATIONS INTERNATIONAL

Timothy Pratts Account Manager by Jenisa S. Irizarry as Attorney-in-Fact Computershare Governance Services Inc. d/b/a Corporate Creations International 801 US Highway 1 North Palm Beach FL 33408 (561) 694-8107 CABLE AND/OR VIDEO FRANCHISING PORATIONS

## STATEMENT OF REGISTERED AGENT

## LIMITED LIABILITY COMPANY:

Atlantic Waterfront Properties LLC

## **REGISTERED AGENT/OFFICE:**

Corporate Creations Network Inc. 801 US Highway 1 North Palm Beach FL 33408 UNITED STATES

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

CORPORATE CREATIONS NETWORK INC

Timothy Pratts, Account Manager by Jenisa S. Irizarry as Attorney-in-Fact

Date: May 5, 2022.

Computershare Governance Services Inc. d/b/a Corporate Creations International 801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107