

**622600454468**

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.

(((H22000361563 3)))



H220003615633ABC

**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 : SPIEGEL & UTRERA, P.A.  
Account Number : FCA000000001  
Phone : (305)854-6000  
Fax Number : (305)860-2076

**\*\*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.  
CHEETAH MIAMI LLC**

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

2022 OCT 21 PM 1:30

FILED  
FALL MIAMI, FLORIDA

22 OCT 21 PM 12:35

[Electronic Filing Menu](#)[Corporate Filing Menu](#)[Help](#)

622600454468

H22000361563 3

**ARTICLES OF ORGANIZATION****OF****CHEETAH MIAMI LLC**

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

**ARTICLE 1 - NAME**

The name of the limited liability company shall be **CHEETAH MIAMI LLC**, ("Company").

**ARTICLE 2 - ADDRESS**

The principal place of business of the Company in Florida shall be 18001 Old Cutler Road Suite 421, Palmetto Bay, Florida 33157 and the mailing address shall be 2507 Pacific Avenue, San Francisco, California 94115.

**ARTICLE 3 - EFFECTIVE DATE**

These Articles of Organization shall be effective immediately upon approval of the Secretary of State, State of Florida.

**ARTICLE 4 - DURATION**

Subject to the provisions of Article 9, the Company's existence shall terminate no later than 99 years from its date of commencement, unless the Company is earlier dissolved as provided in these Articles of Organization.

**ARTICLE 5 - PURPOSES AND POWERS**

The general purpose for which the Company is organized is to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

H22000361563 3

**SPIEGEL & UTRERA, P.A.**  
LAWYERS[www.amerilawyer.com](http://www.amerilawyer.com)

1840 CORAL WAY, 4TH FLOOR, MIAMI, FL 33145 - (305) 854-6000 - (800) 603-3900 - FACSIMILE  
(305) 860-2076

MAILING ADDRESS - POST OFFICE BOX 450605, MIAMI, FL 33245-0605

22 OCT 21 PM 12:35  
STATE OF FLORIDA  
SECRETARY OF STATE

**H22000361563 3**CHEETAH MIAMI LLC  
Page 2**ARTICLE 6 - REGISTERED OFFICE AND REGISTERED AGENT**

The initial address of registered office of this Company is located at 18001 Old Cutler Road Suite 421, Palmetto Bay, Florida 33157. The name and address of the registered agent of this Company is Martin L Scheckner, 18001 Old Cutler Road Suite 421, Palmetto Bay, Florida 33157.

**ARTICLE 7 - ADMISSION OF NEW MEMBERS**

No additional member(s) shall be admitted to the Company except with the unanimous written consent of all the member(s) of the Company and upon such terms and conditions as shall be determined by all the member(s). A member may transfer his or her interest in the Company as set forth in the 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 the other member(s) of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

**ARTICLE 8 - TERMINATION OF EXISTENCE**

The Company shall be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or manager, or upon 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 the consent of all the remaining members, provided there are at least one remaining member.

**ARTICLE 9 - MANAGEMENT**

The Company shall be managed by a manager or manager(s) in accordance with regulations adopted by the member(s) for the management of the business and affairs of the Company. These 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.

Any sale, transfer, assignment, gift or bequest, grant of security interest, pledge, encumbrance or other transaction involving the direct or indirect ownership of this Corporation shall be subject to the prior written approval of Major League Baseball (which may be conditioned or withheld in its sole and absolute discretion); The Corporation and all of its direct and indirect shareholders shall comply with the rules and regulations of Major League Baseball, as may be provided and amended from time to time; and This Certificate may not be amended, supplemented or otherwise modified without the prior written approval of Major League Baseball (which may be conditioned or withheld in its sole and absolute discretion).

11/2/2024  
12:35**H22000361563 3****SPIEGEL & UTRERA, P.A.**  
LAWYERS[www.amerilawyer.com](http://www.amerilawyer.com)1840 CORAL WAY, 4TH FLOOR, MIAMI, FL 33145 - (305) 854-6000 - (800) 603-3900 - FACSIMILE  
(305) 860-2076

MAILING ADDRESS - POST OFFICE BOX 450605, MIAMI, FL 33245-0605

H22000361563 3

CHEETAH MIAMI LLC  
Page 3

IN WITNESS WHEREOF, The undersigned, an authorized representative of the members, has made and subscribed these Articles of Organization at Coral Gables, Florida, for the foregoing uses and purposes, this October 18, 2022.

*Martin L. Scheckner*

---

Martin L Scheckner

**ACCEPTANCE OF REGISTERED AGENT DESIGNATED  
IN ARTICLES OF INCORPORATION**

Martin L Scheckner, having a business office identical with the registered office of the Company name above, and having been designated as the Registered Agent in the above and foregoing Articles of Organization, is familiar with and accepts the obligations of the position of Registered Agent under the applicable provisions of the Florida Statutes.

*Martin L. Scheckner*

---

Martin L Scheckner

**SPIEGEL & UTRERA, P.A.**  
LAWYERS

[www.amerilawyer.com](http://www.amerilawyer.com)

H22000361563 3 4TH FLOOR, MIAMI, FL 33145 - (305) 854-6000 - (800) 603-3900 - FACSIMILE  
(305) 860-2076

MAILING ADDRESS - POST OFFICE BOX 450605, MIAMI, FL 33245-0605

22 OCT 21 PM 12:35  
FALLAHOUSE, FL 33104