

C22000529977

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.

(((H22000426172 3)))



H220004251723ABC--

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 : GUNSTER, YOAKLEY & STEWART, P.A.
Account Number : 076117000420
Phone : (561)650-0728
Fax Number : (561)671-2527

****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.

Kolter Mixed-Use LLC

Certificate of Status	1
Certified Copy	0
Page Count	02
Estimated Charge	\$130.00

2022-12-19 PM 4:32

22 DEC 19 PM 12:35

[Electronic Filing Menu](#)

[Corporate Filing Menu](#)

[Help](#)

MS

H22000426172 3

**ARTICLES OF ORGANIZATION
OF
KOLTER MIXED-USE LLC**

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida, pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

ARTICLE I - Name:

The name of the Limited Liability Company is: KOLTER MIXED-USE LLC (the "Company").

ARTICLE II – Address:

The street address and the mailing address of the principal office of the Limited Liability Company is:

105 NE 1st Street
Delray Beach, Florida 33444

ARTICLE III – Registered Agent, Registered Office, & Registered Agent's Signature:

The name and the Florida street address of the registered agent are:

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated in this certificate, Corporation Service Company hereby accepts the appointment as registered agent and agrees to act in this capacity. Corporation Service Company further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and Corporation Service Company is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S.

CORPORATION SERVICE COMPANY

/s/ Charlene Sati

BY: _____
Charlene Sati, Asst. Secretary

22 DEC 19 PM 12:35

H22000426172 3

H22000426172 3

ARTICLE IV – Management:

The Company shall be manager-managed in accordance with its operating agreement. The name and address of the initial manager are as follows:

The Kolter Group LLC
105 NE 1st Street
Delray Beach, Florida 33444

DATED: December 19, 2022

/s/ Devin Radkay

Devin Radkay, Authorized Person

(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

22 DEC 19 PM 12:35
FLEDELIUS, JOY
561-671-2457

H22000426172 3