

L23000014346

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

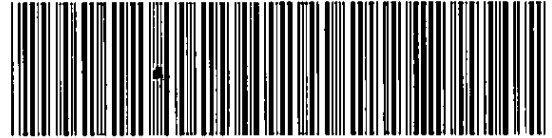
(Business Entity Name)

(Document Number)

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23 JAN 11 PM 3:26

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SECRETARY OF STATE
DIVISION OF CORPORATIONS

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2023 JAN 11 AM 10:01

SECRETARY OF STATE
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Division of Corporations

January 11, 2023

SUNSHINE CORPORATE COMPLIANCE

CORRECTED
Please Allow For
Same File Date

SUBJECT: 6940 NORTH BEACH PROPERTY, LLC
Ref. Number: W23000003250

We have received your document for 6940 NORTH BEACH PROPERTY, LLC.
However, the document has not been filed and is being returned for the following:

Please include the name of the person to authorize to manage the company.,

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

Summer Chatham
Regulatory Specialist II
New Filing Section

Letter Number: 123A00000781

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Sunshine State Corporate Compliance Company

3458 Lakeshore Drive, Tallahassee, Florida 32312

(850) 656-4724

DATE 01/11/2023

****WALK IN****

ENTITY NAME 6940 North Beach Property, LLC

DOCUMENT NUMBER _____

****PLEASE FILE THE ATTACHED AND RETURN****

XXXXXX

Plain Copy

Certified Copy

Certificate of Status

****PLEASE OBTAIN THE FOLLOWING FOR THE ABOVE ENTITY****

Certified Copy of Arts & Amendments

Certificate of Good Standing

****APOSTILLE / NOTARIAL CERTIFICATION****

COUNTRY OF DESTINATION _____

NUMBER OF CERTIFICATES REQUESTED _____

TOTAL OWED \$125

ACCOUNT #: 120160000072

S. R. J. M.

Please call Tina at the above number for any issues or concerns. Thank you so much!

H23000012125

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
6940 North Beach Property, LLC

Article II. Address

The street address of the Company's initial principal office is:
6940 North Beach Property, LLC
8950 S.W. 74 Court, Suite 1808
Miami FL 33156

The mailing address of the Company's initial principal office is:
6940 North Beach Property, LLC
8950 S.W. 74 Court, Suite 1808
Miami FL 33156

Article III. Registered Agent

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

Constellation Real Estate, LLC
8950 S.W. 74 Court, Suite 1808
Miami FL 33156

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
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

SECRET
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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 member-managed company. The name and address of each member is:

6940 North Beach, LLC
8950 S.W. 74 Court, Suite 1808
Miami FL 33156

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Article VII. Company Existence

The Company's existence shall begin effective as of January 10, 2023.

The undersigned authorized representative of a member executed these Articles of Organization on 1/10/2023.



COMPUTERSHARE GOVERNANCE SERVICES INC.
D/B/A CORPORATE CREATIONS

Timothy Pratts Account Manager
Joseph Panholzer, Attorney-in-Fact
Computershare Governance Services Inc.
d/b/a Corporate Creations
801 US Highway 1
North Palm Beach FL 33408
(561) 694-8107

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

6940 North Beach Property, LLC

REGISTERED AGENT/OFFICE:

Constellation Real Estate, LLC
8950 S.W. 74 Court, Suite 1808
Miami FL 33156

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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.



CONSTELLATION REAL ESTATE, LLC

Joseph Panholzer, Attorney-in-Fact

Date: January 10, 2023.

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

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