

To:

Page: 2 of 5

L23000178326

2023-04-12 07:14:07

Green Spoon Member - 954-333-2132

from: Rebecca Muzychka

4/12/23, 3:15 PM

Division of Corporations

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.**

((H23000137270 3)))



H230001372703ABCZ

**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 : GREENSPOON MARDER, P.A.  
Account Number : 076064003722  
Phone : (888)491-1120  
Fax Number : (954)333-2132

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

Email Address: notices@htipartners.com

FLORIDA LIMITED LIABILITY CO.  
BTI South Lake Toho Developer, LLC

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

RECEIVED  
2023 APR 12 PM 4:07  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FL

2023 APR 12 PM 4:44  
SECRETARY OF STATE  
TALLAHASSEE, FL

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

H23000137270 3

**ARTICLES OF ORGANIZATION  
OF  
BTI SOUTH LAKE TOHO DEVELOPER, LLC**

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

**ARTICLE I — Name:**

The name of the Limited Liability Company is BTI South Lake Toho Developer, LLC

**ARTICLE II — Address:**

The mailing address and street address of the principal office of the Limited Liability Company is 401 E. Las Olas Blvd., Suite 1870, Fort Lauderdale, FL 33301.

**ARTICLE III — Duration:**

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

**ARTICLE IV — Registered Agent:**

The name and street address of the initial registered agent for this Limited Liability Company is Greenspoon Marder LLP, 200 East Broward Blvd, Suite 1800, Fort Lauderdale, Florida 33301.

**ARTICLE V — Management:**

The Limited Liability Company is to be managed by managers and the names and addresses of the initial managers who are to serve as managers are:

Noah Breakstone  
401 E. Las Olas Blvd., Suite 1870  
Fort Lauderdale, FL 33301

Joshua Breakstone  
401 E. Las Olas Blvd., Suite 1870  
Fort Lauderdale, FL 33301

The managers of this Limited Liability Company: (i) may be replaced by the members, and  
(ii) shall be elected by the members.

**FILED**  
2023 APR 12 PM 4:44  
SECRETARY OF STATE  
TALLAHASSEE, FL

H23000137270 3

Whereof, the undersigned has executed these Articles this 12th day of April, 2023.

/s/Kate Saft

Kate Saft, Esq.

Authorized Representative of Member

**FILED**  
2023 APR 12 PM 4:44  
SECRETARY OF STATE  
TALLAHASSEE, FL

H23000137270 3

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: BTL South Lake Toho Developer, LLC
2. The name and address of the registered agent and office is:

Greenspoon Marder LLP (the "Firm")  
200 E. Broward Blvd., Suite 1800  
Fort Lauderdale, FL 33301

*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, the Firm hereby accepts the appointment as registered agent and agree to act in this capacity. The Firm further agrees to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and the Firm is familiar with and accept the obligations of its position as registered agent.*

/s/Kate Saft

Kate Saft, Esq., For the Firm

(Signature)

April 12, 2023

Date