

10/18/23, 2:46 PM

Division of Corporations

**L230003647193**

Florida Department of State  
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To:

Division of Corporations

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From:

Account Name : PROFESSIONAL SERVICES

Account Number : I20040000024

Phone : (786)303-5010

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**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN**  
**27TH AVE HOLLANDPARK ECORESIDENCES LLC**

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## COVER LETTER

TO: Registration Section  
Division of Corporations

SUBJECT: 27TH AVE HOLLANDPARK ECORESIDENCES LLC

\_\_\_\_\_  
Name of Limited Liability Company

Dear Sir or Madam:

The enclosed Statement of Authority and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

JAVIER BANOS MACHADO, ESQ.

\_\_\_\_\_  
Name of Person

LAW SERVICES CENTER PLLC

\_\_\_\_\_  
Firm/Company

3006 AVIATION AVE., SUITE 3A

\_\_\_\_\_  
Address

COCONUT GROVE, FL 33133

\_\_\_\_\_  
City/State and Zip Code

JAVIERB@BANOSLAWFIRM.COM

\_\_\_\_\_  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

JAVIER BANOS MACHADO

305

519-5581

\_\_\_\_\_  
Name of Person

at (\_\_\_\_\_) \_\_\_\_\_  
Area Code

\_\_\_\_\_  
Daytime Telephone Number

**Mailing Address:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

423 000364719

## STATEMENT OF AUTHORITY

Pursuant to section 605.0302(1), Florida Statutes, this limited liability company submits the following statement of authority:

FIRST: The name of the limited liability company is: 27TH AVE HOLLANDPARK ECORESIDENCES LLC

SECOND: The Florida Document Number of the limited liability company is: L23000337169

THIRD: The street address of the limited liability company's principal office is:

3006 AVIATION AVE.

SUITE 3A

COCONUT GROVE, FL 33133

The mailing address of the limited liability company's principal office is:

3006 AVIATION AVE.

SUITE 3A

COCONUT GROVE, FL 33133

FOURTH: This statement of authority grants or sets limitations of authority on all persons having the status or position of a person in a company, whether as a member, transferee, manager, officer or otherwise or to a specific person on the following:

1. May execute an instrument transferring real property held in the name of the company.

a. Granted to: \_\_\_\_\_

b. No authority granted to: JAVIER BANOS MACHADO

2. May enter into other transactions on behalf of, or otherwise act for or bind, the company.

a. Granted to: JAVIER BANOS MACHADO as per attached Exhibit "A"

b. No authority granted to: \_\_\_\_\_

Signature of authorized representative

JAVIER BANOS MACHADO

Typed or printed name of signature

Filing Fee: \$25.00

Certified Copy: \$30.00 (optional)

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## EXHIBIT A

### Limitation of Authority

Javier Banos Machado ("Grantee") may execute any and all documents necessary to effectuate the acquisition, purchase and closing of the property located at 8400 NW 25 Ave., Miami, FL 33147 and legally described as:

A portion of COVENANT PALMS OF MIAMI, according to the Plat thereof, as recorded in Plat Book 58, at Page 53 of the Public Records of Miami-Dade County, Florida, described as follows:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF NW 25TH AVENUE AND THE SOUTHERLY RIGHT OF WAY LINE OF NW 87TH STREET, AS SHOWN ON SAID PLAT OF COVENANT PALMS OF MIAMI; THENCE SOUTH 0 DEGREES 01'38" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF NW 25TH AVENUE FOR 143.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 1116.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 57'38" FOR AN ARC DISTANCE OF 39.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 56'00" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF NW 83RD STREET FOR 374.97 FEET; THENCE DUE NORTH FOR 210.00 FEET THENCE SOUTH 89 DEGREES 56'00" WEST FOR 195.00 FEET; THENCE DUE NORTH ALONG THE EASTERLY

RIGHT OF WAY LINE OF NW 27TH AVENUE FOR 308.12 FEET, (THE LAST SIX MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARIES OF THE SAID PLAT OF COVENANT PALMS OF MIAMI); THENCE NORTH 89 DEGREES 59'30" EAST FOR 93.20 FEET; THENCE NORTH 45 DEGREES 34'21" EAST FOR 92.99 FEET TO A POINT OF CURVATURE; THENCE

NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 47 DEGREES 31'23" FOR AN ARC DISTANCE OF 29.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 47 DEGREES 31'23" FOR AN ARC DISTANCE OF 41.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 45 DEGREES 34'21" EAST FOR 24.66 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET CENTRAL ANGLE OF 45 DEGREES 34'21" FOR AN ARC DISTANCE OF 39.77 FEET TO A POINT OF TANGENCY; THENCE DUE NORTH FOR 237.44 FEET; THENCE SOUTH 89 DEGREES 49' 50" WEST FOR 77.27 FEET; THENCE NORTH 0 DEGREES 29'49" WEST FOR 226.60 FEET; THENCE NORTH 89 DEGREES 59'30" EAST FOR 69.05 FEET; THENCE NORTH 1 DEGREE 03'51" EAST FOR 6.75 FEET; THENCE NORTH 89 DEGREES 58'37" EAST FOR 358.23 FEET TO THE POINT OF BEGINNING. ("The Property")

Grantee may ratify and sign any and all documents necessary to effectuate the purchase of the Property, including, but not limited to: Closing Statement(s), Affidavit(s), Assignment of Leases, Assignment of Service Contracts, and any other documents required pursuant to the Contract for Purchase and Sale of the Property, the Title Company, the Escrow Agent and/or the Title Insurance Underwriter.

Notwithstanding the foregoing, Grantee shall NOT have the authority to enter into contracts for Sale of the Property, nor shall Grantee have the authority to execute any documents of conveyance of the Property. In addition, Grantee shall NOT have the authority to pledge, mortgage, or otherwise encumber the Property.

It is expressly agreed that any third party who receives a copy of this document may act under it and in reliance upon it.