

1721000004004

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(City/State/Zip/Phone #)

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RECORDS & ADMINISTRATION
TALLAHASSEE, FLORIDA

21 APR -2 PM 12:42

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APR 0 2021

1721-
3525

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: REAL ESTATE APPRAISAL SERVICES, LLC
Name of Limited Liability Company

The enclosed "Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida," Certificate of Existence, and check are submitted to register the above referenced foreign limited liability company to transact business in Florida.

Please return all correspondence concerning this matter to the following:

LAURENCE YALE KRAKOW

Name of Person

Real Estate Appraisal Services, LLC

Firm/Company

21566 ARBOR WAY

Address

BOCA RATON, FL 33433

City/State and Zip Code

larrybank@hotmail.com

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

For further information concerning this matter, please call:

LAURENCE YALE KRAKOW

Name of Contact Person

at (**561**)

Area Code

788-2301

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

Enclosed is a check for the following amount:

Please make check payable to: **FLORIDA DEPARTMENT OF STATE**

☐ \$125.00 Filing Fee

☒ \$130.00 Filing Fee &
Certificate of Status

☐ \$155.00 Filing Fee &
Certified Copy

☐ \$160.00 Filing Fee, Certificate
of Status & Certified Copy



FLORIDA DEPARTMENT OF STATE
Division of Corporations

March 17, 2021

LAURENCE YALE KRAKOW
21566 ARBOR WAY
BOCA RATON, FL 33433

SUBJECT: REAL ESTATE APPRAISAL SERVICES, LLC
Ref. Number: W21000035425

We have received your document for REAL ESTATE APPRAISAL SERVICES, LLC and your check(s) totaling \$130.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

A certificate of existence or a certificate of good standing, dated no more than 90 days prior to the delivery of the application to the Department of State, duly authenticated by the secretary of state or other official having custody of the records in the jurisdiction under the laws of which it is incorporated/organized, must be submitted to this office. A translation of the certificate under oath of the translator must be attached to a certificate which is in a language other than the English language. A photocopy of this certificate is not acceptable.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6051.

Tracy L Lemieux
Regulatory Specialist II

Letter Number: 721A00005653

RECEIVED
APR 02 2021

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS
IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY
COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. Real Estate Appraisal Services, LLC
(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "LLC," or "L.L.C.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "LLC," or "L.L.C.")

2. Minnesota 3. n/a
(Jurisdiction under the law of which foreign limited liability company is organized) (FEI number, if applicable)

4. n/a
(Date first transacted business in Florida, if prior to registration.)
(See sections 605.0904 & 605.0905, F.S. in determining penalty liability)

5. 21566 ARBOR WAY 6. 21566 ARBOR WAY
(Street Address of Principal Office) (Mailing Address)

BOCA RATON, FL 33433

BOCA RATON, FL 33433

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: LAURENCE YALE KRAKOW

Office Address: 21566 ARBOR WAY

BOCA RATON, Florida 33433
(City) (Zip code)

Registered agent's acceptance:

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 application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

(Signature)
(Registered agent signature)

21 APR - 2 PM 12:42

FILED

SECRETARY OF STATE
TREASURER, FLORIDA

8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage [up to six (6) total]:

<u>Title or Capacity:</u>	<u>Name and Address:</u>	<u>Title or Capacity:</u>	<u>Name and Address:</u>
<input checked="" type="checkbox"/> Manager	Name: <u>Laurence Krakow</u>	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: <u>21566 ARBOR WAY</u>	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized	_____	<input type="checkbox"/> Authorized	_____
Person	_____	Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
 <input type="checkbox"/> Manager	Name: _____	 <input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized	_____	<input type="checkbox"/> Authorized	_____
Person	_____	Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
 <input type="checkbox"/> Manager	Name: _____	 <input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized	_____	<input type="checkbox"/> Authorized	_____
Person	_____	Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Important Notice: Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.02(1)(b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Signature of authorized person

LAURENCE YALE KRAKOW

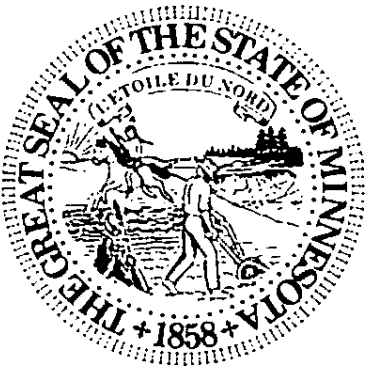
Typed or printed name of signer

**Office of the Minnesota Secretary of State
Certificate of Good Standing**

I, Steve Simon, Secretary of State of Minnesota, do certify that: The business entity listed below was filed pursuant to the Minnesota Chapter listed below with the Office of the Secretary of State on the date listed below and that this business entity is registered to do business and is in good standing at the time this certificate is issued.

Name:	Real Estate Appraisal Services, LLC
Date Filed:	02/19/1997
File Number:	4850-LLC
Minnesota Statutes, Chapter:	322C
Home Jurisdiction:	Minnesota

This certificate has been issued on: 03/30/2021



Steve Simon

Steve Simon
Secretary of State
State of Minnesota

State of Minnesota

5-121

SECRETARY OF STATE

Certificate of Organization

Joan Anderson Grove, Secretary of State of
do certify that: Articles of Organization, duly
signed, have been filed on this date in the Office of the
Secretary of State, for the organization of the following
limited liability company, under and in accordance with the
provisions of the chapter of Minnesota Statutes listed
below.

This limited liability company is now legally
organized under the laws of Minnesota.

Name: Real Estate Appraisal Services, LLC

Charter Number: 4850-LLC

Chapter Formed Under: 322B

This certificate has been issued on 02/19/1997.



Joan Anderson Grove
Secretary of State.

4850-LLC

**ARTICLES OF ORGANIZATION
OF
REAL ESTATE APPRAISAL SERVICES, LLC**

The undersigned organizer, being a natural person 18 years of age or older, in order to form a limited liability company under Minnesota Statutes, Chapter 322B, hereby adopts the following Articles of Organization:

ARTICLE I

The name of this Company is Real Estate Appraisal Services, LLC.

ARTICLE II

The registered office of the Company is located at 5215 Edina Industrial Blvd., Suite 400, Edina, MN 55439.

ARTICLE III

The membership interest of this Company shall be of a single class, without series. The Board of Governors may, from time to time, establish by resolution, additional or different classes or series of membership interests and may fix the rights and preferences of said membership interests in any class or series.

ARTICLE IV

The name and address of the organizer of this Company is as follows:

Robb L. Olson
4700 Clark Ave., Suite 100
White Bear Lake, MN 55110

ARTICLE V

Unless dissolved earlier according to law, this Company shall exist for a period of thirty years from and after the date these Articles of Organization are filed with the Minnesota Secretary of State.

ARTICLE VI

Upon the occurrence of an event under Section 322B.80, subdivision 1, clause (5), that terminates the continued membership of a member in the Company and providing that the Company is left with at least two remaining members or a new member is admitted as provided in Section 322B.11, the remaining members shall have the power to avoid dissolution by giving dissolution avoidance consent. The members of the Company shall not have any right, power or authority to enter into an Agreement to Give Dissolution Avoidance Consent, or give such consent, prior to any event of dissolution.

ARTICLE VII

The members of the Company shall have the power to enter into a business continuation agreement, provided, however, that the members of the Company shall not have any right, power or authority to enter into a business continuation agreement prior to any event of dissolution.

ARTICLE VIII

No member of this Company shall have cumulative voting rights.

ARTICLE IX

No member of this Company shall have preemptive rights as provided in Section 322B.33.

ARTICLE X

Any action required or permitted to be taken at a meeting of the Board of Governors of this Company not needing approval by the members may be taken by written action signed by the number of governors that would be required to take such action at a meeting of the Board of Governors at which all governors are present.

ARTICLE XI

No governor of this Company shall be personally liable to the Company or its members for monetary damages for breach of fiduciary duty by such governor as a governor; provided, however, that this Article shall not eliminate or limit the liability of a governor to the extent provided by applicable law: (i) for any breach of the governor's duty of loyalty to the Company or its members, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, (iii) under Sections 322B.56 or 30A.23 of the Minnesota Statutes, (iv) for any transaction from which the

governor derived an improper personal benefit or (v) for any act or omission occurring prior to the effective date of this Article XI. No amendment to or repeal of this Article XI shall apply to or have any effect on the liability or alleged liability of any governor of the Company for or with respect to any acts or omissions of such governor occurring prior to such amendment or repeal.

1997 IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of February

Real Estate Financial Services, LLC
John A. Miller Organizer

STATE OF MINNESOTA
 DEPARTMENT OF STATE
 FILED

FEB 19 1997

James A. Baker
 Secretary of State

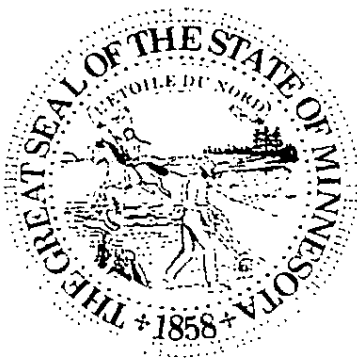
Office of the Minnesota Secretary of State Certification of Record

I, Steve Simon, Secretary of State of Minnesota, do certify that: The filing(s) listed below were filed in the Minnesota computerized/central filing system on the date(s) listed below and that the copies associated with this certification are a true and complete copy of those filings as filed in that system.

Filing(s) filed on:

<u>Filing Date</u>	<u>Filing Type</u>	<u>Filing Number</u>
02/19/1997	Original Filing - Limited Liability Company (Domestic)	4850-LLC

This certificate has been issued on: 02/22/2021



A handwritten signature in cursive script that reads "Steve Simon".

Steve Simon
Secretary of State
State of Minnesota