

L250000071415

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

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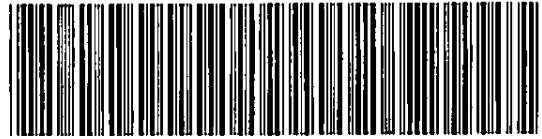
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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2025 FEB 19 AM 9:47

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2025 FEB 19 PM 3:09



CSC - Tallahassee
1201 Hays Street
Tallahassee, FL 32301-2607
850-558-1500, Ext: x61563

To: Department Of State, Division Of Corporations
From: Shauna Godbolt
Ext: x61563
Date: 02/19/25
Order #: 1830279-1
Re: Continuum 1207 LLC
Processing Method: Routine

TO WHOM IT MAY CONCERN:

Enclosed please find:

Certificate of Formation/Incorporation

Amount to be deducted from our State Account: \$125.0 - FL State Account Number:
120000000195

Please take the following action:

File in your office on basis
Issue Proof of Filing

Special Instructions:

Thank you for your assistance in this matter. If there are any problems or questions with this filing, please call our office.

Shauna Godbolt
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**ARTICLES OF ORGANIZATION
OF
CONTINUUM 1207 LLC**

The undersigned, being a duly authorized representative of the Member(s), desiring to form a limited liability company under and pursuant to the Revised Florida Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is Continuum 1207 LLC (the "Company").

**ARTICLE II
ADDRESS**

The principal and mailing address of the Company is:

c/o 701 Brickell Avenue, Suite 3300
Miami, FL 33131

**ARTICLE III
REGISTERED AGENT AND OFFICE**

The Company designates 1201 Hays Street, Tallahassee, FL 32301 as the street address of the initial registered office of the Company and names Corporation Service Company as the Company's initial registered agent at that address to accept service of process within this state.

**ARTICLE IV
DURATION AND CONTINUATION**

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated in accordance with the Company's Operating Agreement or pursuant to the Revised Florida Limited Liability Act, as amended from time to time.

**ARTICLE V
MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable. The Manager(s) shall serve in such capacity until their successor(s) are duly elected and qualified.

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CLERK OF THE COURT
TALLAHASSEE, FLORIDA

ARTICLE VI
MANAGER(S)

The name and address of the initial Manager of the Company is:

Andrea Guerrieri
c/o 701 Brickell Avenue, Suite 3300
Miami, FL 33131

ARTICLE VII
PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

ARTICLE VIII
ADDITIONAL MEMBERS

Additional Members may be admitted upon the written consent of the majority ownership interest, and in the manner set forth in the Operating Agreement of the Company.

ARTICLE IX
OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company may be admitted upon the written consent of the majority ownership interest of the Members of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 19th day of February, 2025.

/s/ Nichole Scott

Nichole Scott,
Duly Authorized Representative of the
Member(s)

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ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for Continuum 1207 LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 19th day of February, 2025.

Corporation Service Company

/s/ Doreen S. Haeselin

By: _____

Name: Doreen S. Haeselin

Title: Assistant Vice President

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