

L15000191059

A. h. Buford III

(Requestor's Name)

217 John Knox

(Address)

~~Tall~~

(Address)

Tall. FL. 32303

(City/State/Zip/Phone #)

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2057 Monroe Venture, LLC

(Business Entity Name)

Lewis@tlgproperty.com

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11/16/15

**ARTICLES OF ORGANIZATION
OF
2057 MONROE VENTURE, LLC**

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TALLAHASSEE, FLORIDA

15 NOV 16 4M 10:00

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The undersigned, pursuant to the provisions of Chapter 605, Florida Statutes (the "Florida Revised Limited Liability Company Act"), for the purpose of forming a limited liability company under the laws of the State of Florida do set forth the following:

1. **NAME.** The name of the limited liability company is 2057 MONROE VENTURE, LLC (hereinafter referred to as the "Company").

2. **PERIOD OF DURATION.** The period of duration of the Company shall be from the date of filing of its Articles of Organization until the first to occur of the following:

- (i) Dissolution of the Company pursuant to the provisions of the Florida Revised Limited Liability Company Act; or
- (ii) By the mutual written agreement of the Members holding a majority of the total outstanding membership interests in the Company; or
- (iii) As provided for in a written Operating Agreement (the "Operating Agreement") executed by all of the members of the Company (each a "Member" and, collectively, the "Members").

3. **PURPOSE.** The purpose for which the Company is organized is to own, develop, operate, manage, maintain, mortgage, lease and sell real estate, and to engage in any and all related businesses and activities permitted by the laws of the State of Florida. The Company shall have all of the powers vested in a limited liability company organized and existing by virtue of such laws.

4. **ADDRESS OF PLACE OF BUSINESS.** The street address and mailing address for the Company is 217 John Knox Road, Tallahassee, Florida 32303. Such addresses may be changed from time to time as provided in the Operating Agreement.

5. **REGISTERED AGENT.** The initial registered agent in Florida for the Company is A. L.

Buford, III, and the initial registered office is located at 217 John Knox Road, Tallahassee, Florida 32303.

6. **MEMBERS.** The Company shall have at least one (1) Member, and may admit additional Members upon the prior unanimous written agreement of the then existing Members, or as otherwise provided in the Operating Agreement. The Company may establish more than one (1) class of Members. In such a case, the rights, duties and privileges of each such class shall be as set forth in the Operating Agreement.

Membership, ownership or other interest in the Company may be represented by (or measured in) units (collectively, "Units" and each, separately, a "Unit"), as more specifically provided for in the Operating Agreement. All interests in the Company and its assets, including any interests of any person or entity in any Units and/or as a Member, shall be subject to the restrictions on transfer, pledge and alienation contained in the Operating Agreement.

AT ALL TIMES DURING WHICH THE COMPANY HAS MORE THAN ONE (1) MEMBER, IT SHALL BE A MULTI-MEMBER LIMITED LIABILITY COMPANY, AND THE RIGHTS OF ANY JUDGMENT CREDITOR AGAINST A MEMBER'S INTERESTS ARE SUBJECT TO SECTIONS 605.0502 AND 605.0503, FLORIDA STATUTES, AND THE OPERATING AGREEMENT.

7. **CONTINUITY OF BUSINESS.** Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member in the Company, the business of the Company shall be continued and the Company shall not be dissolved without the prior written consent of all the remaining Members (if any) of the Company, except as expressly provided otherwise in the Operating Agreement.

8. **MANAGEMENT.** The management of the Company shall be through one or more Managers. Any Manager may be (but is not required to be) a Member of the Company. The Manager(s) shall be appointed by the Members and shall have the power and responsibilities provided for in the Operating Agreement. The initial Manager shall be A. L. Buford, III. The initial Manager shall serve until the earlier of:


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(i) his death or incapacity; or (ii) his resignation. Any successor Manager(s) shall serve upon the terms and conditions provided for in the Operating Agreement.

9. **INDEMNIFICATION.** Except as expressly provided otherwise in the Operating Agreement, the Company shall indemnify the authorized representative named below and any Member or former Member to the full extent permitted under the Florida Limited Liability Company Act.

Executed at Tallahassee, Florida, this 16 day of November, 2015.

2057 MONROE VENTURE, LLC,
a Florida limited liability company


By: 

A. L. Buford, III
Member and Manager

ACCEPTANCE BY REGISTERED AGENT

Having been appointed the registered agent of 2057 Monroe Venture, LLC, the undersigned accepts such appointment, agrees to act in such capacity and accepts the obligations proposed by Florida Statutes section 605.0113 and is herewith simultaneously designated as registered agent by 2057 Monroe Venture, LLC.

Executed this 16 day of November, 2015.



A. L. Buford, III
Registered Agent

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