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**CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):**

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**NEW FILINGS**

- ☐ Profit
- ☐ Not for Profit
- ☐ Limited Liability
- ☐ Domestication
- ☐ Other

**OTHER FILINGS**

- ☐ Annual Report
- ☐ Fictitious Name

**AMENDMENTS**

- ☐ Amendment
- ☐ Resignation of R.A., Officer/Director
- ☐ Change of Registered Agent
- ☐ Dissolution/Withdrawal
- ☐ Merger

**REGISTRATION/QUALIFICATION**

- ☐ Foreign
- ☐ Limited Partnership
- ☐ Reinstatement
- ☐ Trademark
- ☐ Other

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Examiner's Initials

## **ARTICLES OF ORGANIZATION**

**OF**

**SPEZZI PROPERTIES, LLC**

### **ARTICLE I**

#### **NAME**

The name of this limited liability company (the "Company") shall be **SPEZZI PROPERTIES, LLC** and its mailing address is 100 W. Colonial Dr., Orlando, FL 32801, and its principal place of business is 100 W. Colonial Dr., Orlando, FL 32801.

### **ARTICLE II**

#### **COMMENCEMENT OF EXISTENCE**

This Company shall commence existence on the date these articles of organization are filed with the Florida Department of State and shall have perpetual existence unless sooner dissolved in accordance with the Operating Agreement of the Company or according to law.

### **ARTICLE III**

#### **GENERAL PURPOSE; GENERAL POWERS**

The general purpose of this Company shall be the transaction of any and all lawful business. This Company shall have all of the powers enumerated in the Florida Limited Liability Company Act, as the same now exists and as hereafter amended, and all such other powers as are permitted by applicable law.

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### **ARTICLE IV**

#### **INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office of this Company shall be located at 100 W. Colonial Dr., Orlando, FL 32801, and the initial registered agent of this Company at that address shall be Darlene Spezzi. The Company may change its registered agent or the location of its registered office, or

both, from time to time without amendment of these articles of organization.

#### ARTICLE V

#### MANAGEMENT

The Company will be managed by the Manager as set forth in the Operating Agreement adopted by the Company. The name and street address of the initial Manager is Darlene Spezzi, 100 W. Colonial Dr., Orlando, FL 32801, who shall serve until either removed by the Members or resignation as provided in the Operating Agreement. The Manager has sole authority to manage the Company and is authorized to make any contracts, enter into any transactions, and make and obtain any commitments on behalf of the Company to conduct or further the Company's business. Except as authorized by the Manager, no Member is an agent of the Company or has the authority to make any contracts, enter into any transactions, or make any commitments on behalf of the Company.

#### ARTICLE VI

#### OPERATING AGREEMENT

The power to adopt, alter, amend or repeal the Operating Agreement of the Company shall be vested in the Manager.

#### ARTICLE VII

#### ADMISSION OF NEW MEMBERS

Additional Members may be admitted from time to time on such terms and conditions as determined by the Manager. No current Member has any preemptive rights.

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#### ARTICLE VIII

#### DEATH, RETIREMENT, RESIGNATION, BANKRUPTCY, EXPULSION, DISSOLUTION OF MEMBER

In the event of the death, retirement, resignation, bankruptcy, expulsion or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member in the Company, the Manager may continue the business of the Company without a vote of the Members so long as there is at least one remaining Member of the Company.

**ARTICLE IX**

**AMENDMENT**

The right to amend or repeal any provisions contained in these articles of organization, or any amendment hereto, is conferred upon the Manager.

**ARTICLE X**

**HEADINGS AND CAPTIONS**

The headings or captions of these various articles of organization are inserted for convenience and none of them shall have any force or effect, and the interpretation of the various articles shall not be influenced by any of said headings or captions.

**IN WITNESS WHEREOF**, the undersigned does hereby make and file these Articles of Organization declaring and certifying that the facts stated herein are true, this 5th day of November, 2001.

  
DARLENE SPEZZI, a MEMBER

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR THE  
SERVICE OF PROCESS WITHIN FLORIDA AND REGISTERED  
AGENT UPON WHOM PROCESS MAY BE SERVED**


In compliance with Sections 48.091 and 608.415, Florida Statutes, the following is submitted:

SPEZZI PROPERTIES, LLC (the "Company"), desiring to organize as a limited liability company under the laws of the State of Florida, has named and designated Darlene Spezzi as its Registered Agent to accept service of process within the State of Florida with its registered office located at 100 W. Colonial Dr., Orlando, FL 32801.

**ACKNOWLEDGMENT**

Having been named as Registered Agent for the Company at the place designated in this Certificate, I hereby agree to act in this capacity; and I am familiar with and accept the obligations of Sections 608.415 and 607.0505, Florida Statutes, as the same may apply to the Company; and I further agree to comply with the provisions of Florida Statutes, Section 48.091 and all other statutes, all as the same may apply to the Company relating to the proper and complete performance of my duties as Registered Agent.

Dated this 27th day of NOVEMBER, 2001.

  
\_\_\_\_\_  
Darlene Spezzi, Registered Agent

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