

L02000002987

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

EFFECTIVE DATE

1-16-08

200004790212--5
-01/22/02--01131--003
*****87.50 *****87.50

SUBJECT: First Winter Park Realty, LLC

(PROPOSED CORPORATE NAME) - MUST INCLUDE SUFFIX

200004790212--5

-02/05/02--01030--015

*****217.50 *****87.50

72.50

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee
& Certificate of Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate of
Status

ADDITIONAL COPY REQUIRED

FROM: Vose Law Firm

Name (Printed or typed)

2705 W. Fairbanks Ave.

Address

Winter Park, FL 32789

City, State & Zip

(407) 645-3735 Ex 45

Daytime Telephone number

Name Availability	
Document Examiner	DCC
Updater	DCC
Updater Verifier	DCC
Acknowledgement	DCC
W. P. Verifier	DCC

NOTE: Please provide the original and one copy of the articles.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

02 JAN 23 PM 12:33

FILED

L02000002987



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

January 25, 2002

VOSE LAW FIRM
2705 W FAIRBANKS AVE
WINTER PARK, FL 32789

SUBJECT: FIRST WINTER PARK REALTY LLC
Ref. Number: W02000002170

We have received your document for FIRST WINTER PARK REALTY LLC and check(s) totaling \$87.50. However, the document has not been filed and is being retained in this office for the following reason(s):

There is a balance due of \$72.50. Refer to the attached fee schedule for the breakdown of fees. Please return a copy of this letter to ensure your money is properly credited.

The fees to file a Florida Limited Liability Company or register a Foreign Limited Liability Company are as follows: \$100 filing fee; and \$25 registered agent designation fee. Please include an additional \$30 for each certified copy requested (optional) and \$5.00 for each certificate of status requested (optional).

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) 245-6913.

Diane Cushing
Corporate Specialist

Letter Number: 602A00004455

ARTICLES OF ORGANIZATION

OF

FIRST WINTER PARK REALTY, LLC
a Florida limited liability company

EFFECTIVE DATE

1-16-02

The undersigned, being above the age of eighteen (18) years and competent to contract, for the purpose of organizing a limited liability company pursuant to the laws of the State of Florida, does hereby adopt the following Articles of Organization, and does hereby agree and certify as follows:

ARTICLE ONE - NAME

The name of the limited liability company shall be FIRST WINTER PARK REALTY, LLC, (the "Company").

ARTICLE TWO - COMMENCEMENT OF EXISTENCE

This Company shall commence existence on January 16, 2002, and shall continue until terminated in accordance with the Operating Agreement of the Company.

ARTICLE THREE - MAILING ADDRESS AND STREET ADDRESS OF PRINCIPAL
OFFICE

The mailing address and the street address of the principal office of the Company shall be 2705 W. Fairbanks Avenue, Winter Park, Florida 32789.

ARTICLE FOUR - INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Company shall be located at 2705 W. Fairbanks Avenue, Winter Park, Florida 32789 and the initial registered agent of the Company at that address shall be Barbara Swims. The Company may change its registered agent or the location of its registered office, or both, from time to time without amendment to these Articles of Organization.

This document was prepared by:
Gretchen R. H. Vose, Esq.
Florida Bar No. 169913
2705 W. Fairbanks Ave.
Orlando, Florida 32789
Telephone (407) 645-3735

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02 JAN 23 PM 12:33
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TALLAHASSEE, FLORIDA

ARTICLE FIVE - PURPOSES AND GENERAL POWERS

The purpose for which the Company is organized is to engage in any lawful business as 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.

ARTICLE SIX - MANAGEMENT

The Company shall be a member-managed company. The Company shall be managed in accordance with the Operating Agreement of the Company.

ARTICLE SEVEN - AMENDMENT

The Company reserves the right to amend or repeal any provisions contained in these Articles of Organization, or any amendment hereto, and any right conferred upon the Members is subject to this reservation, which amendment or repeal shall only be effectuated by the unanimous written approval of all Members of the Company.

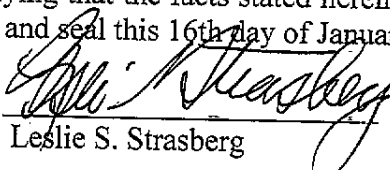
ARTICLE EIGHT - ADOPTION OF OPERATING AGREEMENT

The Company shall adopt an Operating Agreement for the Company, which may contain any provisions for the regulation and management of the business and affairs of the Company not inconsistent with these Articles of Organization, or Chapter 608 of the Florida Statutes.

ARTICLE NINE - 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 Member does hereby make and file these Articles of Organization declaring and certifying that the facts stated herein are true, and hereby subscribes thereto and hereunto sets its hand and seal this 16th day of January, 2002.


Leslie S. Strasberg

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02 JAN 23 PM 12:33
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TALLAHASSEE, FLORIDA

REGISTERED AGENT CERTIFICATE OF ACCEPTANCE

In compliance with Section 608.407(1)(d), Florida Statutes, the following is submitted:

FIRST WINTER PARK REALTY, L.L.C. (the "Company") desiring to organize as a domestic limited liability company or qualify under the laws of the State of Florida has named and designated Barbara Swims as its Registered Agent to accept service of process within the State of Florida with its registered office located at 2705 W. Fairbanks Avenue, Winter Park, Florida 32789.

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 certificate. 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.

Dated this 16 day of January, 2002.

Barbara A. Swims
Barbara Swims, Registered Agent

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02 JAN 23 PM 12:33
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TALLAHASSEE, FLORIDA