

# LO2000011439

## ATTORNEYS' TITLE

Requestor's Name

660 E. Jefferson St.

Address

Tallahassee, FL 32301

City/St/Zip

850-222-2785

Phone #

FILED  
02 MAY 10 PM 2:57  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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

- 1- MCKEEVER PROPERTIES, LLC
- 2- \_\_\_\_\_
- 3- \_\_\_\_\_
- 4- \_\_\_\_\_

- ☒ Walk-in ☐ Pick-up time ASAP ☐ Certified Copy
- ☐ Mail-out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

| NEW FILINGS                         |                   |
|-------------------------------------|-------------------|
| <input type="checkbox"/>            | Profit            |
| <input type="checkbox"/>            | Non-Profit        |
| <input checked="" type="checkbox"/> | Limited Liability |
| <input type="checkbox"/>            | Domestication     |
| <input type="checkbox"/>            | Other             |

| AMENDMENTS               |                                       |
|--------------------------|---------------------------------------|
| <input type="checkbox"/> | Amendment                             |
| <input type="checkbox"/> | Resignation of R.A., Officer/Director |
| <input type="checkbox"/> | Change of Registered Agent            |
| <input type="checkbox"/> | Dissolution/Withdrawal                |
| <input type="checkbox"/> | Merger                                |

| OTHER FILINGS            |                  |
|--------------------------|------------------|
| <input type="checkbox"/> | Annual Report    |
| <input type="checkbox"/> | Fictitious Name  |
| <input type="checkbox"/> | Name Reservation |

| REGISTRATION/QUALIFICATION |                     |
|----------------------------|---------------------|
| <input type="checkbox"/>   | Foreign             |
| <input type="checkbox"/>   | Limited Partnership |
| <input type="checkbox"/>   | Reinstatement       |
| <input type="checkbox"/>   | Trademark           |
| <input type="checkbox"/>   | Other               |

RECEIVED-  
02 MAY 10 PM 1:18  
DIVISION OF CORPORATION

AL1

000005503840--0  
-05/10/02--01074--014  
\*\*\*\*125.00 \*\*\*\*125.00

Examiner's Initials

**ARTICLES OF ORGANIZATION**

**OF**

**McKeever Properties LLC**

FILED  
02 MAY 10 PM 2:52  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under Florida Limited Liability Company Act, Florida Statutes Chapter 608, hereby makes, acknowledges, and files the following Articles of Organization.

**ARTICLE 1 - NAME**

The name of the limited liability company shall be McKeever Properties LLC, ("Company").

**ARTICLE 2 - ADDRESS**

The principal place of business of the Company in Florida shall be 1121 Singer Drive, Singer Island, Fl 33404 and the mailing address shall be the same.

**ARTICLE 3 - EFFECTIVE DATE**

These Articles of Organization shall be effective immediately upon approval of the Secretary of State, State of Florida.

**ARTICLE 4 - DURATION**

Subject to the provisions of Article 9, the Company's existence shall terminate no later than 99 years from its due date of commencement, unless the Company is earlier dissolved as provided in these Articles of Organization.

**ARTICLE 5 - PURPOSES AND POWERS**

The general purpose for which the Company is organized is to engage in real estate holdings and to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

**ARTICLE 6 - REGISTERED OFFICE AND REGISTERED AGENT**

The initial address of registered office of this Company is 250 Tequesta Drive, #200, Tequesta, Fl 33469. The name and address of the registered agent

of this Company is James A. Cioffi, Esq., 250 Tequesta Drive, #200, Tequesta, FL 33469.

#### ARTICLE 7 - MANAGEMENT

The Managers of the Company shall be:

|                         |                       |
|-------------------------|-----------------------|
| Operating Manager:      | <u>Emmy Buckman</u>   |
| Vice Operating Manager: | <u>Robert Buckman</u> |
| Secretary:              | <u>Robert Buckman</u> |
| Treasurer:              | <u>Emmy Buckman</u>   |

FILED  
02 MAY 10 PM 2:57  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

whose addresses shall be the same as the mailing address of the Company.

#### ARTICLE 8 - ADMISSION OF NEW MEMBERS

No additional member(s) shall be admitted to the Company except with the unanimous written consent of all the member(s) of the Company and upon such terms and conditions as shall be determined by all the member(s). A member may transfer his or her interest in the Company as set forth in the regulations of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless all the other member(s) of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

#### ARTICLE 9 - TERMINATION OF EXISTENCE

The Company shall be dissolved upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or manager, or upon the occurrence of any other event that terminates the continued membership of a member in the Company, unless the business of the Company is continued by the consent of all the remaining members, provided there are at least one remaining member.

#### ARTICLE 10 - MEMBERS

The Managers of the Company shall be elected by the member(s) in accordance with regulations adopted by the member(s) for the management of the business and affairs of the Company. These regulations may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization. The name and address of the member(s) of the Company are:

Emmy Buckman  
1121 Singer Drive  
Singer Island, FL 33404

Robert Buckman

1121 Singer Drive

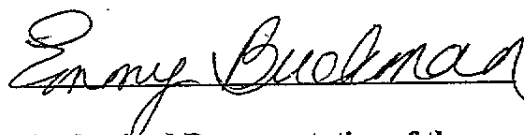
Singer Island, Fl 33404

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

02 MAY 10 PM 2:57

FILED

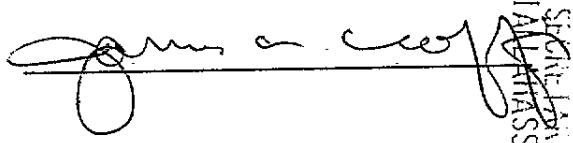
IN WITNESS WHEREOF. The undersigned, an authorized representative of the  
members, has made and subscribed these Articles of Organization at Palm Beach  
Gardens, Florida, for the foregoing uses and purposes, this 8 day of  
May, 2002.



Authorized Representative of the  
Members

**ACCEPTANCE OF REGISTERED AGENT DESIGNATED  
IN ARTICLES OF ORGANIZATION**

James A. Cioffi, having a business office identical with the registered office of the Company name above, and having been designated as the Registered Agent in the above and foregoing Articles of Organization, is familiar with and accepts the obligations of the position of Registered Agent under Section 608.4155, Florida Statutes and other applicable Florida Statutes.

  
\_\_\_\_\_  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

02 MAY 10 PM 2:57

FILED