

# LO2000012260

## ATTORNEYS' TITLE

Requestor's Name

660 E. Jefferson St.

Address

Tallahassee, FL 32301

City/St/Zip

850-222-2785

Phone #

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02 MAY 20 PM 4:17  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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

1- A & H PROPERTY INVESTMENTS, L.L.C.

2-

3-

4-

RECEIVED  
02 MAY 20 PM 1:22  
DIVISION OF CORPORATION

☒ 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

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-05/20/02--01070--001  
\*\*\*\*125.00 \*\*\*\*125.00

Examiner's Initials

**ARTICLES OF ORGANIZATION  
OF  
LIMITED LIABILITY COMPANY**

**ARTICLE I  
NAME**

The name of this Limited Liability Company is **A & H PROPERTY INVESTMENTS, L.P.**

**ARTICLE II  
DURATION**

This Limited Liability Company shall have a perpetual existence and shall commence existence on the date these Articles are executed.

**ARTICLE III  
PURPOSE**

This Limited Liability Company is created for the purpose of transacting the business of owning, operating and managing a business to handle Real Estate Investments and in such other business as may be agreed upon by the members as allowed under the Laws of the United States and the Laws of Florida.

**ARTICLE IV  
PLACE OF BUSINESS AND REGISTERED AGENT**

The principal place of business and mailing address of this Limited Liability Company shall be **5838 Audubon Manor Blvd., Lithia, Florida 33547**, and such other place or places as the members from time to time may determine.

The initial Registered Agent of the Limited Liability Company shall be Glen R. Lansky of Lansky & Courtney, P.L., whose address is 137 S. Parsons Ave., Brandon, FL 33511.

**ARTICLE V  
MANAGEMENT OF BUSINESS**

The Limited Liability Company shall be managed by one or more managers in accordance with regulations adopted by the members for the management of the business and affairs of the Limited Liability Company and shall be a manager managed company. **TRACIE PRIDEMORE** and **TODD PRIDEMORE** shall be the initial managers of the Limited Liability Company. The managers' address is **5838 Audubon Manor Blvd., Lithia, Florida 33547**. The initial members of the Limited Liability Company shall be **TRACIE PRIDEMORE** and **TODD PRIDEMORE**.

The approval of all the members is required for the following: (a) assignees, including debts owed the Limited Liability Company; (b) confessing a judgment; (c) submitting a claim to arbitration; (d) executing and delivering any debt instrument; (e) borrowing money in the name of the Limited Liability Company; (f) purchase or sale of any property, real or personal, tangible or intangible, if the total amount equals or exceeds then thousand dollars (\$10,000.00) excluding vehicle inventory; (g) pledging a member's interest to outsiders; and (h) disposal of the goodwill of the Limited Liability Company. This list is not intended to limit or eliminate any obligations of a managing member under Section 608, Florida Statutes, or the regulations of this Limited Liability Company.

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**ARTICLE VI**  
**REGULATIONS**

At the time of executing these articles of organization, the members of the Limited Liability Company shall adopt regulations containing all provisions for the regulation and management of this company not inconsistent with law or these articles.

The power to alter, amend or repeal these regulations shall be vested in all the members of this company by unanimous vote.

**ARTICLE VII**  
**PROPERTY**

Real or personal property originally brought into or transferred to the company, or acquired by the company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of this Limited Liability Company.

**ARTICLE VIII**  
**MEETING OF MEMBERS**

Annual meetings of the members shall be held within 30 days after the close of the company's fiscal year by telephone or at times and places selected by the members. Special meetings may be called by any member at any time in accordance with the requirements set forth in the regulations. Notice of special meetings shall be by telefax or express, receipted mail service. Attendance at a meeting constitutes a waiver of notice.

Minutes shall be kept of all regular and special meetings.

**ARTICLE IX**  
**TRANSFERABILITY OF MEMBERS' INTEREST**

A member's interest in this Limited Liability Company may be transferred only with the unanimous written consent of all the remaining members if the transferee intends to become a member. Without this consent, the transferee shall not be entitled to become a member or to participate in the management of the company, but shall be entitled only to the share of profits, other compensation or return of contribution to which the transferor otherwise would be entitled.

**ARTICLE X**  
**PROFITS**

The members of this company shall be entitled to the net profits arising from the operation of the company business. Each member shall be entitled to the distributive share of the profits pursuant to the operating agreement for the company.

**ARTICLE XI**  
**ADMISSIONS OF NEW MEMBERS**

Additional members may be admitted from time to time with the unanimous written consent of the members.

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**ARTICLE XII  
AMENDMENTS**

These articles, except with respect to the vested rights of the members, may be amended from time to time by at least two-thirds consent of the members, and the amendments shall be filed, duly signed by all members of the Limited Liability Company, with the Florida Department of State. All members of the Limited Liability Company agree to abide by consent of at least two-thirds, and agree to sign such amendments for the purpose of filing with the Florida Department of State.

IN WITNESS WHEREOF, the parties hereto have executed these articles of organization on this 14<sup>th</sup> day of May, 2002.

Tracie Pridemore  
TRACIE PRIDEMORE  
Todd Pridemore  
TODD PRIDEMORE

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**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

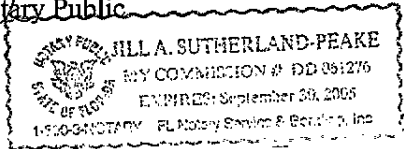
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2002 by TRACIE PRIDEMORE.

\_\_\_\_ Who is personally known to me

or

X Who produced FL DL P635-812-60-891-0 as identification, and

who did/did not take an oath.

Hill A. Sutherland-Peake  
Notary Public  


**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

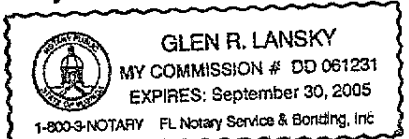
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 2002 by TODD PRIDEMORE.

X Who is personally known to me

or

\_\_\_\_ Who produced \_\_\_\_\_ as identification, and

who did/did not take an oath.

Glen R. Lansky  
Notary Public  


### ACKNOWLEDGMENT

Having been named 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 15<sup>th</sup> day of May, 2002.

Signature: \_\_\_\_\_

GLEN R. LANSKY

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### CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING REGISTERED OFFICE AND REGISTERED AGENT (AND RESIDENT AGENT)

Pursuant to applicable Florida Statutes, the following is submitted;

That **A & H PROPERTY INVESTMENTS, L. L. C.** Desiring to organize under the Laws of the State of Florida, with its Registered Office as indicated in the ARTICLES OF INCORPORATION at **LANSKY & COURTNEY, P.L.** has **GLEN R. LANSKY**, whose address is 137 S. Parsons Ave., Brandon, FL 33511 as its registered agent.

Dated this 15<sup>th</sup> day of May, 2002.

Signature: \_\_\_\_\_

GLEN R. LANSKY