

L02000027183

Barrett

Requester's Name

111 S MONROE ST SUITE 3000

Address

TALL FL 850 222-9000

City/State/Zip

Phone #

Office Use Only

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

02 OCT 15 PM 1:19

FILED

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

1. EMERALD BEACH RESORT REALTY, LLC.

(Corporation Name)

(Document #)

2. _____

(Corporation Name)

(Document #)

3. _____

(Corporation Name)

(Document #)

4. _____

(Corporation Name)

(Document #)

☒ Walk in

☒ Pick up time

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certified Copy

☐ Certificate of Status

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

7000008374957--5
-10/15/02--01001--010
****125.00 ****125.00

L02-27183

Call when ready
508-9865
(Levin)

Examiner's Initials

**ARTICLES OF ORGANIZATION OF
EMERALD BEACH RESORT REALTY, L.L.C.**

The undersigned adopts the following Articles of Organization for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be EMERALD BEACH RESORT REALTY, L.L.C., and its principal office shall be located at 111 So. Monroe St., Suite 3000, Tallahassee, Florida, 32301.

**ARTICLE II
PURPOSES AND POWERS**

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.

02 OCT 15 PM 1:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

2. In general, to carry on any and all incidental business; to have and exercise all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.

3. To purchase or otherwise acquire, undertake, carry on, improve or develop, all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this limited liability company is authorized to carry on, pursuant to the provisions of these Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired, including but not limited to new sales and resales of apartments, condominiums, properties, or other real estate.

4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.

5. To exercise all or any of the limited liability company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm,

FILED
02 OCT 15 PM 1:19
SECRETARY OF STATE
TALLAHASSEE FLORIDA

syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen, or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprise in connection with or incidental to the agency, representation or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this limited liability company, and statements contained in each clause shall, except as otherwise expressed, be in no way limited to restricted by reference to or inference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or permit the limited liability company to carry on any

FILED
02 OCT 15 PM 1:19
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

business, exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III **EXERCISE OF POWERS**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the member of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company be a unanimous vote of the member of the limited liability company.

ARTICLE IV **MANAGEMENT**

This limited liability company shall be managed by one manager(s). Management of this limited liability company is reserved to its member; his name and address is as follows: H. J. ROYALL, JR., and its principal office shall be located at 111 So. Monroe St., Suite 3000, Tallahassee, Florida, 32301.

ARTICLE V **MEMBERSHIP RESTRICTIONS**

A Member shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

Presently, there are two members of the limited liability company: H.J. Royall, Jr.; and Burl T. Sick, licensed Real Estate Broker, license number BK154849.

ARTICLE VI

A capital contribution in the amount of \$100.00 shall be paid to the limited liability company by the members. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members.

ARTICLE VII **PROFITS AND LOSSES**

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after payment of the expenses of conducting the business of the limited liability

FILED
02 OCT 15 PM 1:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

company. The members shall be entitled to a 100% share of the profits. The distributive share of the profits shall be determined and may be paid to the Members on the anniversary date of the commencement of business of the limited liability company, the month and day of the commencement date being March 15, 2002, based upon the circumstances, condition, and status of the limited liability company as determined by the Operating Agreement.

FILED
02 OCT 15 PM 1:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VIII
DURATION

This limited liability company shall exist until dissolved in a manner provided by law, or as provided in regulations adopted by the members.

ARTICLE IX
INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is 111 So. Monroe St., Suite 3000, City of Tallahassee, State of Florida, and the name of the company's initial registered agent at that address is DAVID A. BARRETT.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of EMERALD BEACH RESORT REALTY, L.L.C.

Executed by the undersigned at Tallahassee on October 14, 2002.

EMERALD BEACH RESORT
REALTY, L.L.C.

By: H. J. Royall, Jr.
H. J. ROYALL, JR.
Its: Managing Member
By: David A. Barrett, attorney in
Fact for H.J. Royall, Jr.

FILED
02 OCT 15 PM 1:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF Leon

BEFORE ME, the undersigned authority, personally appeared DAVID A. BARRETT, attorney in fact for H. J. ROYALL, JR., who is known to me to be the person who executed the foregoing Articles of Organization or who has produced _____ as identification, and acknowledge before me that he made and subscribed the same for the purposes therein mentioned and set forth.

Amity Bibler
NOTARY PUBLIC:



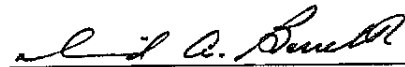
Amity Bibler
MY COMMISSION # CC788579 EXPIRES
November 5, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

CERTIFICATE OF REGISTERED AGENT

EMERALD BEACH RESORT REALTY, L.L.C., located at 111 So. Monroe St., Suite 3000, Tallahassee, Florida, 32301, names DAVID A. BARRETT Registered Agent in Florida to accept service of process within Florida the address of the Registered Agent is 111 So. Monroe St., Suite 3000, Tallahassee, Florida, 32301.

02 OCT 15 PM 1:20
FILED
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

DATED this 14th day of October, 2002.



EMERALD BEACH RESORT
REALTY, LLC

BY: H. J. ROYALL, JR.

By: David A. Barrett, attorney in fact
For H.J. Royall, Jr.

Having been named as Registered Agent and to accept service of process for the above-named limited liability company at the address designated in this certificate, I do hereby accept the appointment as Registered Agent and agree to act in this capacity.

DATED this 14th day of October, 2002.



DAVID A. BARRETT