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**LIMITED LIABILITY COMPANY**

ROR, LLC

Certificate of Status	1
Certified Copy	0
Page Count	10
Estimated Charge	\$130.00

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**ARTICLES OF ORGANIZATION  
OF  
ROR, LLC**

The undersigned hereby certifies that it has formed a limited liability company under the State of Florida.

**ARTICLE I**

**Name**

The name of the limited liability company shall be **ROR, LLC**.

**ARTICLE II**

**Address and Place of Business**

The mailing address and principal place of business for the limited liability company is: 625 Court Street, Suite 200, Clearwater, Florida 33756.

**ARTICLE III**

**Period of Duration**

The limited liability company shall begin existence on the day of filing, and shall continue into perpetuity, or until dissolved in a manner provided by law or by an operating agreement adopted by the Members of the limited liability company.

**ARTICLE IV**

**Purposes**

The limited liability company may engage in the transaction of any or all lawful business for which limited liability companies may be formed under the laws of the State of Florida.

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**ARTICLE V**

**General Powers**

The limited liability company shall have the power to:

(a) Purchase, take, receive, lease or otherwise acquire, own, hold, improve, use, or otherwise deal in or with real or personal property, or an interest in real or personal property, wherever situated.

(b) Sell, convey, mortgage, pledge, create a security interest in, lease, exchange, transfer or otherwise dispose of all or any part of its property or assets.

(c) Purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge or otherwise dispose of, use or deal in or with:

(i) Shares or other interests in or obligations of other foreign or domestic limited liability companies, domestic or foreign corporations, associations, general or limited partnerships or individuals; or

(ii) Direct or indirect obligations of the United States or any other government, state, territory, governmental district or municipality, or of any instrumentality thereof.

(d) Make contracts or guarantees or incur liabilities; borrow money at such rates of interest as the limited liability company may determine; issue its notes, bonds, or other obligations or secure any of its obligations by mortgage or pledge of all or any part of its property, assets, franchises or income.

(e) Lend money for any lawful purpose, invest or reinvest its funds, or take and hold real or personal property as security for the payment of funds so loaned or invested.

(f) Conduct its business, carry on its operations and have offices, and exercise the powers

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granted by Florida law, within or without the State of Florida.

- (g) Elect or appoint managers and agents, define their duties, and fix their compensation.
- (h) Make and alter an operating agreement not inconsistent with these Articles of Organization or the laws of the State of Florida.
- (i) Make donations to the public welfare or for charitable, scientific or educational purposes.
- (j) Indemnify a Member or any other person to the same extent as a corporation may indemnify any of the directors, officers, employees, or agents of the corporation against expenses actually and reasonably incurred by him or it in connection with the defense of an action, suit, or proceeding, whether civil or criminal, in which he or it is made a party.
- (k) Cease its activities and surrender this Certificate of Organization.
- (l) Have and exercise all powers necessary or convenient to effect any or all of the purposes for which the limited liability company is organized.
- (m) Transact any lawful business which the Members or the managers find to be in aid of governmental policy.
- (n) Pay pensions and establish pension plans, profit-sharing plans and other incentive plans for any or all of its managers and employees.
- (o) Be a promoter, incorporator, general partner, limited partner, Member, associate, or manager of any corporation, partnership, limited partnership, limited liability company, joint venture, trust, or other enterprise.
- (p) Have and exercise all other powers necessary or convenient to effect its purposes.

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**ARTICLE VI**

**Registered Office and Registered Agent**

The street address of the limited liability company's initial registered office is 625 Court Street, Suite 200, Clearwater, FL 33756 and the initial registered agent at such address is J. Paul Raymond. The limited liability company may change its registered office or its registered agent or both by filing with the Department of State of the State of Florida a statement complying with Section 608.416, Florida Statutes. J. Paul Raymond is specifically authorized to sign and file such Affidavits as may be required under Section 608.407, Florida Statutes.

**ARTICLE VII**

**Initial Capital Contributions**

The total amount of cash, and the description and agreed value of property other than cash initially contributed to the limited liability company is described on the attached Exhibit "A", which is made a part hereof by this reference.

**ARTICLE VIII**

**Additional Contributions**

Additional contributions, if any, will be made by the Members as provided in the operating agreement adopted by the Members.

**ARTICLE IX**

**Management**

The management of the limited liability company shall be vested in the Members. The Members shall have the powers granted to them in the Operating Agreement. The Members name

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and address:

<u>Name</u>	<u>Address</u>
Nancy C. Rayburn-LaMonte as Successor Trustee of the Rufus O. Rayburn Revocable Trust u/a/d 10/15/74	P.O. Box 90 Brandon, FL 33509-0990

**ARTICLE X**

**Continuity of Business**

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or upon the occurrence of any other event which terminates the continued membership of a member in the limited liability company, the business of the limited liability company shall not cease and the limited liability company shall not be dissolved unless the business of the limited liability company is terminated by the consent or agreement of the majority of the remaining Members interests. Notwithstanding the death, retirement, resignation, expulsion or bankruptcy of a Member, all contracts authorized by the limited liability company and executed by such Member in his or its representative capacity shall survive and shall inure to the benefit of the limited liability company.

**ARTICLE XI**

**Restrictions on Membership**

No new Members shall be admitted to the limited liability company without the prior consent of a majority of the existing Members interests. Contributions required of new Members shall be determined as of the time of their admission to the limited liability company. A member's interest in the limited liability company may not be sold or otherwise transferred except in compliance with the

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Operating Agreement of the limited liability company. Additional restrictions and conditions on membership may be set forth in Operating Agreement.

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**ARTICLE XII**

**Operating Agreement**

The Members of the limited liability company shall adopt an operating agreement pertaining to the regulation, management and affairs of the limited liability company, provided that such operating agreement shall not be inconsistent with these Articles of Organization or with the laws of the State of Florida. The operating agreement shall be repealed or altered only by the Members of the limited liability company, in the manner now or hereafter prescribed by the laws of the State of Florida.

**ARTICLE XIII**

**Acknowledgment**

The undersigned, being the Members of the limited liability company, hereby certifies that the foregoing constitutes the Articles of Organization of ROR, LLC. These Articles of Organization may be amended from time to time by the Members in the manner now or hereafter prescribed by the laws of the State of Florida.

**ARTICLE XIV**

**Voting**

Each Member's vote shall be weighted in proportion to the Member's initial capital accounts plus any additional capital contributed by the Members at the request of the limited liability

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company.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this  
17<sup>th</sup> day of April, 2003.

By:



J. Paul Raymond  
Attorney and Authorized Representative  
for the Member, Nancy C. Rayburn-LaMonte  
as Successor Trustee of the  
Rufus O. Rayburn Revocable Trust u/a/d  
10/15/74

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**CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE**


PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

- 1. The name of the limited liability company is: **ROR, LLC.**
- 2. The name and address of the registered agent and office is:

J. Paul Raymond  
 625 Court Street  
 Suite 200  
 Clearwater, Florida 33756

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.

Dated this 17<sup>th</sup> day of April, 2003.

  
 J. Paul Raymond

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**EXHIBIT "A"**  
**ARTICLES OF ORGANIZATION**  
**FOR**  
**ROR, LLC**

Initial Contribution:

The initial contribution to the capital of ROR, LLC, by its Members is as follows:

<u>Member</u>	<u>Cash or Property</u>	<u>Interest</u>
Nancy C. Rayburn-LaMonte, As Successor Trustee of the Rufus O. Rayburn Revocable Trust u/a/d 10/15/74	Note receivable and real property per Schedule A in excess of \$10,000.00	100%

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SCHEDULE "A"

Nancy G. Rayburn-LaMonte, as Successor Trustee of the Rufus O. Rayburn Revocable Trust u/a/d 10/15/74 has contributed the following properties to ROR, LLC:

1. Lots 79 & 80 to 86, inclusive, of Varn Park Subdivision, according to the map or plat thereof as the same is recorded in Plat Book 18, page 48, public records of Hillsborough County, Fl.
2. That portion of the vacated Seaboard Coast Line Railroad right of way in Section 11, Township 26 South, Range 21 East, Pasco County, Fl being described as follows: Commencing at the northwesterly corner of Block 184, City of Zephyrhills, as recorded in Plat Book 1, page 54, Public Records of Pasco County, Fl, run S. 65deg 02 min 15secs W., 60 ft to the intersection of the South line of 4<sup>th</sup> Ave and the West line of 7<sup>th</sup> St, as per said plat of City of Zephyrhills, for the POB; thence run S 24 deg 75 min 45 sec W., 200 feet along the West line of 7<sup>th</sup> St; thence S65 deg 0s min 15 sec W., 200 feet to the Easterly row line of U.S. 301; thence N 24 deg 57 min 45 sec W., 200 feet along the east line of U.S. 301 to the south line of 4<sup>th</sup> Ave; thence N 65 deg 02 min 15 sec E., 200 feet along the south line of 4<sup>th</sup> Ave to the POB.
3. Purchase Money Promissory Note dated June 15, 1989, in the original amount of \$135,000.00, and Mortgage securing repayment thereof recorded at O.R.Book 2754 Page 347, Public Records of Polk County, FL

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