

L030000016943

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

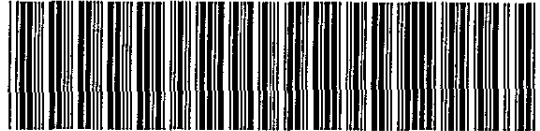
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



000017997410

05/08/03--01036--012 \*\*125.00

FILED  
2003 MAY -8 PM 1:07  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

J. BRYAN MAY 13 2003

Roosa, Sutton, Burandt, Adamski & Roland, LLP

*Attorneys and Counselors at Law*

Richard V.S. Roosa  
Larry D. Sutton  
Robert B. Burandt  
Robert C. Adamski  
Ty G. Roland

1714 Cape Coral Parkway  
Cape Coral, Florida 33904

**Telephone:** 239-542-4733

**Facsimile:** 239-542-9203

May 7, 2003

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

FILED  
2003 MAY -8 PM 1:07  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

Re: Elite Title Services of SW Florida, L.L.C.

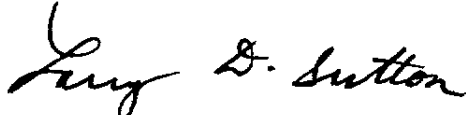
Gentlemen:

Enclosed are the following;

1. Original and one copy of Articles of Organization of Elite Title Services of SW Florida, L.L.C. and Statement Designating Registered Agent and Office.
2. Our firm check in the total amount of \$125 for the filing fee.

Please <sup>return</sup> ~~mail~~ a file-marked copy of the above documents to me in the enclosed Federal Express envelope.

Very truly yours,



LARRY D. SUTTON  
LDS:ly  
Enc.

**ARTICLES OF ORGANIZATION OF ELITE TITLE  
SERVICES OF SW FLORIDA, L.L.C.**

FILED  
2003 MAY -8 PM 1:00  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the information, 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 Elite Title Services of SW Florida, L.L.C., and its principal office shall be located at 6035 Estero Boulevard, Fort Myers Beach, FL 33931, County of Lee, State of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

**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.
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.
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 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, 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 or 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 purporting to authorize or permit the limited liability company to carry on any 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 members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

FILED  
2003 MAY -8 PM 1:00  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

**ARTICLE IV  
MANAGEMENT**

This limited liability company shall be managed by one (1) manager. The name and address of the person who shall serve until a successor is elected and qualified is as follows: Adrienne C. Graeber, 6035 Estero Boulevard, Fort Myers Beach, FL 33931.

**ARTICLE V  
MEMBERSHIP RESTRICTIONS**

Members 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.

**ARTICLE VI  
CAPITAL CONTRIBUTIONS**

Capital contributions in the amount of \$1,000 cash shall be paid to the limited liability company by the following: Adrienne C. Graeber \$700, Pamela Coontz \$150, and Larry Kiker \$150. 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 the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to the distributive share of the profits as follows: Adrienne C. Graeber 70%, Paula Coontz 15%, and Larry Kiker 15%. The distributive share of the profits shall be determined and paid to the members each year on the anniversary date of the commencement of business of the limited liability company, the month

FILED  
2003 MAY -8 PM 1:00  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

and day of the commencement date being the date of the filing of the Articles of Organization with the Florida Department of State.

- (b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business, or, if these sources are insufficient to cover such losses, by the members as follows: Adrienne C. Graeber 70%, Paula Coontz 15%, and Larry Kiker 15%.

#### ARTICLE VIII DURATION

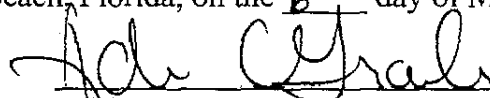
This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the operating agreement.

#### ARTICLE IX INITIAL REGISTERED OFFICE AND REGISTERED AGENT


The address of the initial registered office of the limited liability company is 6035 Estero Boulevard, Fort Myers Beach, Lee County, Florida, and the name of the company's initial registered agent at that address is Adrienne C. Graeber.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of Elite Title Services of SW Florida, L.L.C.

Executed by the undersigned at Fort Myers Beach, Florida, on the 6<sup>th</sup> day of May, 2003.

  
Adrienne C. Graeber

  
Paula Coontz

  
Larry Kiker

STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE

STATE OF FLORIDA  
COUNTY OF LEE

Pursuant to the provisions of Section 608.415 and 608.407(1)(c) of the Florida Limited Liability Company Act, the limited liability company identified below submits the following statement in designating its registered office and registered agent in the State of Florida:

The name of the limited liability company is Elite Title Services of SW Florida, L.L.C.

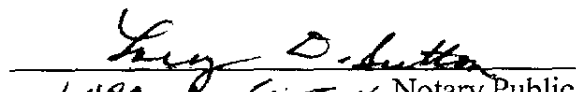
The name of the registered agent for Elite Title Services of SW Florida, L.L.C. is Adrienne C. Graeber, and the street address of the company's principal office where the agent is located is 6035 Estero Boulevard, Fort Myers Beach, FL 33931.

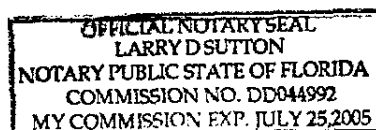
This statement is to acknowledge that, as indicated above, Elite Title Services of SW Florida, L.L.C. has appointed me, Adrienne C. Graeber, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this appointment as registered 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 the 6<sup>th</sup> day of May, 2003.

  
Adrienne C. Graeber

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2003, by Adrienne Graeber, agent on behalf of Elite Title Services of SW Florida, L.L.C., a limited liability company. She is personally known to me or has produced Florida driver's license as identification.

  
LARRY D. SUTTON, Notary Public  
Commission expires: \_\_\_\_\_



FILED  
2003 MAY -8 PM 1:00  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA