

**L03 0000 25640**

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

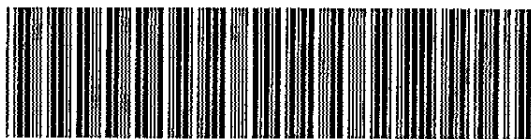
(Business Entity Name)

(Document Number)

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

Special Instructions to Filing Officer:

Office Use Only



**700021349337**

07/10/03--01043--015 \*\*125.00

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JUL 10 AM 9:19

L03-25640 7/5/03

CHARLES R. CORSON  
2830 Scherer Drive North  
Suite 310  
St. Petersburg, Florida 33716

July 2, 2003

Corporate Records Bureau  
Division of Corporations  
Department of State  
409 East Gaines Street  
Tallahassee, FL 32301

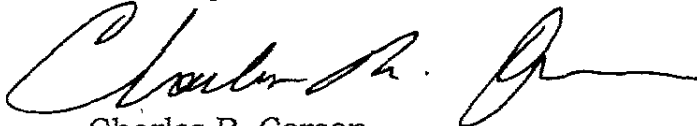
RE: Charles R. Corson Realty, L.L.C.

Dear Sir or Madam:

Enclosed please find Articles of Organization for Florida Limited Liability Company with reference to the above company plus one copy as well as a check in the amount of \$125.00.

Please file the original and return to me the copy with a date stamp in the self addressed stamped envelope provided. Thank you.

Sincerely,



Charles R. Corson

Enclosures

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JUL 10 AM 9:19

**ARTICLES OF ORGANIZATION OF**  
**CHARLES R. CORSON REALTY, L.L.C.**

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 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 CHARLES R. CORSON REALTY, L.L.C., and its principal office shall be located at 2830 Scherer Drive, Suite 310, St. Petersburg, Pinellas County, State of Florida 33716, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JUL 10 AM 9:19

**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 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, 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 law, 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.

### ARTICLE IV MANAGEMENT

This limited liability company shall be managed by one (1) manager. The name of the persons who shall serve until his successor is elected and qualified is CHARLES R. CORSON.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JUL 10 AM 9:20

## 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 written consent of 2/3 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 \$100.00 cash shall be paid to the limited liability company by the initial member. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in equal shares.

## 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. 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 and day of the commencement date being the date the Secretary of State accepts these Articles of Organization.

(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 in equal shares.

## ARTICLE VIII DURATION

This limited liability company shall exist until December 1, 2025, or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

FILED  
JUL 10 AM 9:20  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

**ARTICLE IX  
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is 2830 Scherer Drive, Suite 310, St. Petersburg, Pinellas County, State of Florida 33716 , and the name of the company's initial registered agent at that address is Charles R. Corson.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of CHARLES R. CORSON REALTY, L.L.C.

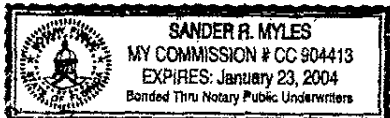
Executed by the undersigned at St. Petersburg, Pinellas County, State of Florida on July 2, 2003.


  
CHARLES R. CORSON

STATE OF FLORIDA     §  
COUNTY OF PINELLAS §

BEFORE ME, the undersigned authority duly authorized to take acknowledgements and administer oaths, personally appeared CHARLES R. CORSON, who is personally known to me and who did take an oath. CHARLES R. CORSON, who after first being duly sworn, deposes and says that he has read the foregoing **Articles of Organization of Charles R. Corson, L.L.C., a Florida limited liability company** and the matters and things contained therein are true and correct to the best of his knowledge and belief and that the execution of the foregoing is a free act and deed.

WITNESS my hand and official seal at Pinellas County and State aforesaid, this 2<sup>nd</sup> day of July, 2003.



  
Notary Public  
Commission No.

(Name of Notary typed, printed or stamped)

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JUL 10 AM 9:20

CONSENT OF REGISTERED AGENT

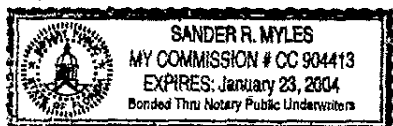
Having been named as Registered Agent for CHARLES R. CORSON REALTY, L.L.C., at the registered office designated in the Articles of Incorporation, the undersigned hereby accepts the designation of Registered Agent.

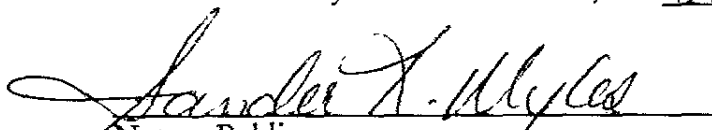
  
CHARLES R. CORSON

STATE OF FLORIDA     §  
COUNTY OF PINELLAS §

BEFORE ME, the undersigned authority duly authorized to take acknowledgements and administer oaths, personally appeared CHARLES R. CORSON, who is personally known to me. CHARLES R. CORSON, who after first being duly sworn, deposes and says that he has read the foregoing **Consent of Registered Agent** and the matters and things contained therein are true and correct to the best of his knowledge and belief and that the execution of the foregoing is a free act and deed.

WITNESS my hand and official seal at Pinellas County and State aforesaid, this 2<sup>nd</sup> day of July, 2003.



  
Notary Public  
Commission No.

(Name of Notary typed, printed or stamped)

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
03 JUL 10 AM 9:20