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**SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD**  
ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
POST OFFICE BOX 1900  
KEY WEST, FLORIDA 33041-1900

JOHN M. SPOTTSWOOD, JR.  
WILLIAM B. SPOTTSWOOD  
ERICA N. HUGHES

August 4, 2003

TELEPHONE  
305-294-9556  
FAX  
305-292-1982

OF COUNSEL:  
JOHN M. SPOTTSWOOD (1920-1975)  
ROBERT A. SPOTTSWOOD

Division of Corporations  
Secretary of State  
409 E. Gaines Street  
Tallahassee, Florida 32301

RE: RTCC, L.L.C.

Dear Sir:

Please find enclosed the Articles of Organization for the above-referenced limited liability company. I have also enclosed my check in the amount of \$155.00 as payment for the filing fees for the Articles of Organization, the registered agent and a certified copy of the documents. If I can be of any further assistance to you concerning this matter, please call me at the above number.

Thanking you for your assistance in this matter, I am

Sincerely,

  
JOHN M. SPOTTSWOOD, JR.

JMSjr/rrg

Enclosures  
Federal Express

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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## ARTICLES OF ORGANIZATION OF RTCC , 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 **RTCC, L. L. C.**, and its principal office shall be located at 17627 Archland Pass Road, Lutz, FL 33558; but, it shall have the power and authority to establish branch offices at any other place or places as the members may designate. The mailing address shall be the same as that set forth above.

### 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, but specifically to engage in real estate brokerage and development.
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 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 majority vote of the members of the limited liability company.

### ARTICLE IV

#### MANAGEMENT

The company shall be managed by one (1) manager in accordance with regulations adopted by the members for the management of the business and affairs of the company. These regulations may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization. The name and address of the person who shall serve as manager, until a successor is elected and qualified is as follows:

Tammy C. Berard

17627 Archland Pass Road, Lutz, FL 33558

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CLERK OF COURT  
JANUARY 10, 2014  
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## ARTICLE V

### MEMBERSHIP RESTRICTIONS

No additional members shall be admitted to the company except with written unanimous consent of all the members of the company and on such terms and conditions as shall be determined by all the members, including but not limited to contributions required of the new members.

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

## ARTICLE VI

### CAPITAL CONTRIBUTIONS

No initial capital contributions shall be required by the members.

Additional capital contributions will be made as required for investment or other business purposes, as determined by unanimous consent of the members. Members will make contributions in shares to be determined by unanimous consent of the members.

SECRETARY OF STATE  
JULY 15, 2016  
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## ARTICLE VII

### PROFITS AND LOSSES

It is the intent of Craig C. Cates & Cheryl D. Cates that they do not share in day to day profits and losses but only in profits from the sale of the properties. Therefore all yearly profits and losses from day to day operations will be allocated to Raymond A. Berard and Tammy C. Berard.

In the event there are losses allocated to Raymond A. Berard and Tammy C. Berard over the years prior to any sales of property, it will be necessary for them to recapture the losses through allocation of gain first to them to the extent of the losses and then split equally. This is in accordance with the substantial economic rules.

All gains and losses from the sale of properties will be split according to the partnership agreement.

## ARTICLE VIII

### DURATION

The company shall commence its existence on the date these articles of organization are filed by the Florida Department of State. This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the 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 17627 Archland Pass Road, Lutz, FL 33558 and the name of the company's initial registered agent at that address is Raymond A. Berard.

The undersigned, being the original members of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of **RTCC, LLC**.

Executed by the undersigned on this 25th day of July, 2003.

Signed sealed and delivered  
In the presence of:

[Signature] Raymond A. Berard  
RAYMOND A. BERARD, Member

Mary E. Russo Tammy C. Berard  
TAMMY C. BERARD, Member

[Signature] Craig C. Cates  
CRAIG C. CATES, Member

Mary E. Russo Cheryl D. Cates  
CHERYL D. CATES, Member

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**Statement designating registered agent and office.**

State of Florida

County of Monroe

Pursuant to the provisions of Florida Statutes '608.415 and Florida Statutes '608.407(1)(d), 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 RTCC, L.L.C.

The name of the registered agent for RTCC, L.L.C. is RAYMOND A. BERARD, and the street address of the company's principal office where the agent is located is 17627 Archland Pass Road, Lutz, FL 33558.

This statement is to acknowledge that, as indicated above, RTCC, L.L.C. has appointed me, RAYMOND A. BERARD, 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: July 25th, 2003 \_\_\_\_\_

Raymond A. Berard

RAYMOND A. BERARD

The foregoing instrument was acknowledged before me this 30th day of July, 2003, RAYMOND A. BERARD, agent on behalf of RTCC, L.L.C. He is personally known to me or has produced \_\_\_\_\_ as identification.



Mary Elizabeth Turso  
MY COMMISSION # CC999715 EXPIRES  
March 30, 2005  
BONDED THRU TROY FAIR INSURANCE, INC.

Mary Elizabeth Turso  
NOTARY PUBLIC