

W04000039116

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

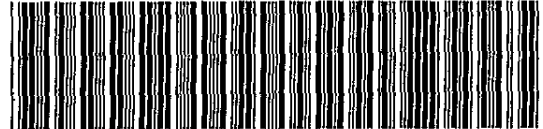
(Document Number)

Certified Copies \_\_\_\_\_

Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



900036252429

05/17/04--01022--009 \*\*155.00

FILED  
MAY 17 PM 2:00  
TALLAHASSEE, FLORIDA

W04-39116

OK

**TAYLOR & VAN MATRE, P.A.**

ATTORNEYS AT LAW

4300 BAYOU BOULEVARD

MADISON PARK TOWNOFFICES

SUITE 16

**PENSACOLA, FLORIDA 32503**

JAMES C. TAYLOR  
THOMAS G. VAN MATRE, JR.

POST OFFICE BOX 9396  
PENSACOLA, FLORIDA 32513-9396  
(850) 474-1030  
FAX (850) 479-4480  
tvm@tvm-law.com

May 12, 2004

Registration Section  
Division of Corporations  
Secretary of State  
P.O. Box 6327  
Tallahassee, FL 32301

RE: BLUE COASTAL CITIES REALTORS, LLC  
Our file: CTB-782

Ladies and Gentlemen:

Enclosed is the original and one copy of the Articles of Organization for the referenced limited liability company. Please file the original in your office and return the duplicate copy to the undersigned, duly certified.

I have also enclosed our check in the amount of \$155.00 to cover the filing fee for the limited liability company.

If you have any questions, or need anything further, please do not hesitate to call.

Yours truly,

JAMES C. TAYLOR

JCT/lgi

Enclosures

SECRET OF STATE  
TALLAHASSEE, FLORIDA

MAY 11 17 PM 2100

FILED

**ARTICLES OF ORGANIZATION  
OF  
BLUE COASTAL CITIES REALTORS, LLC**

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 BLUE COASTAL CITIES REALTORS, LLC., and the mailing address and street address of the principal office shall be 1325 N. A Street, Pensacola, FL 32501, 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 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 law 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

RECEIVED  
CLERK OF THE COURT  
STATE OF FLORIDA  
MAY 2 2009

FILED

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 unanimous vote of the members of the limited liability company.

### **ARTICLE IV MANAGEMENT**

Management of this limited liability company is reserved to its members (who may be referred to herein or in the Regulations or other documents regarding this limited liability company as "manager" or "managers") whose names and addresses are as follows:

NAME

ADDRESS

**JACK DE LA PIEDRA**

**1325 N. "A" Street  
Pensacola, FL 32501**

**CHARLES H. BOTTS**

**14695 Innerarity Point Road  
Pensacola, FL 32507**

Any documents required to carry on or carry out the business of the limited liability company, as more specifically set forth in the Regulations of BLUE COASTAL CITIES

FILED  
TALLAHASSEE  
FLORIDA

6-11-17 PM 2:01

FILED

REALTORS, LLC, including but not limited to executing deeds, bills of sale, promissory notes, and mortgages can be signed by either of the above-named members (managers).

## **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 all remaining members.

## **ARTICLE VI 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 specified as follows:

Jack De La Piedra – 50%  
Charles H. Botts – 50%

The distributive share of the profits shall be determined and paid to the members on dates unanimously agreed to by all members.

(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

FILED  
CLERK OF COURT  
JULY 17 PM 2:10  
TALLAHASSEE FL 32301

these sources are insufficient to cover such losses, by the members in the following percentages of such losses:

Jack De La Piedra – 50%  
Charles H. Botts – 50%

#### **ARTICLE VII DURATION**

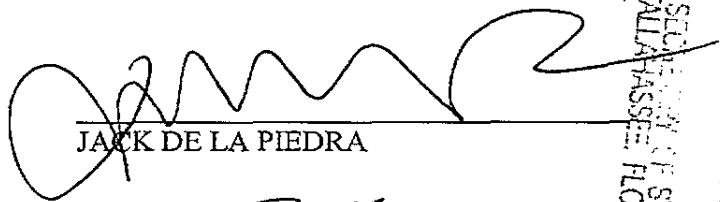
This limited liability company shall exist perpetually, or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.


#### **ARTICLE VIII INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is 14695 Innerarity Point Road, Pensacola, Florida 32507, County of Escambia, State of Florida, and the name of the company's initial registered agent at that address is CHARLES H. BOTTS.

The undersigned, one of the original members of the limited liability company, certifies that this instrument constitutes the proposed Articles of Organization of BLUE COASTAL CITIES REALTORS, LLC.

Executed by the undersigned at Pensacola, Escambia County, Florida, on the 14<sup>th</sup> day of May, 2004.

  
JACK DE LA PIEDRA

  
CHARLES H. BOTTS

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

04/17/17 PM 2:08

FILED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 2004, by JACK DE LA PIEDRA, member, on behalf of BLUE COASTAL CITIES REALTORS, LLC, who is personally known to me or who has produced IDA-CR-120 as identification.

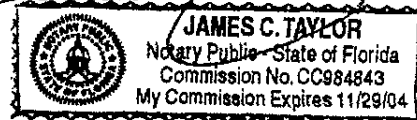
  
NOTARY PUBLIC



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 2004, by CHARLES H. BOTTIS, member, on behalf of BLUE COASTAL CITIES REALTORS, LLC, who is personally known to me or who has produced USA Passport as identification.

  
NOTARY PUBLIC



FILED  
JUL 17 17 PM 2:03  
CLERK OF STATE  
TALLAHASSEE, FLORIDA



STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE

STATE OF FLORIDA     )  
                                  ) ss  
COUNTY OF ESCAMBIA)

Pursuant to the provisions of Sections 608.415 and 608.407(1)(d) 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 BLUE COASTAL CITIES REALTORS, LLC.

The name of the registered agent for BLUE COASTAL CITIES REALTORS, LLC, is CHARLES H. BOTTS, and the street address of the company's principal office where the agent is located is 14695 Innerarity Point Road, Pensacola, FL 32507.

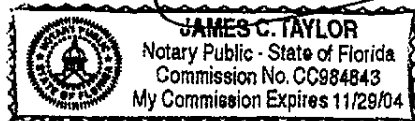
This statement is to acknowledge that, as indicated above, BLUE COASTAL CITIES REALTORS, LLC, has appointed me, CHARLES H. BOTTS, as its registered agent to accept service of process for the company at the place designated above in this certificate. I accept this appointment as registered agent and agree 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 this 15<sup>th</sup> day of May, 2004.

  
CHARLES H. BOTTS, Registered Agent

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2004, by CHARLES H. BOTTS, agent on behalf of BLUE COASTAL CITIES REALTORS, LLC who produced USA Passport as identification.

  
NOTARY PUBLIC



FILED  
04 MAY 17 2004  
TALLAHASSEE  
FLORIDA