

L05000026400

Rick Bateman

(Requestor's Name)

300 East Park Ave.

(Address)

Tallahassee, FL 32301

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☒ WAIT

☐ MAIL

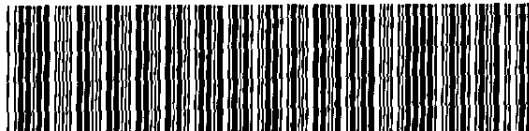
(Business Entity Name)

(Document Number)

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

Special Instructions to Filing Officer:

Office Use Only



300047918093

03/17/05--01001--003 \*\*125.00

EFFECTIVE DATE  
03/14/05

FILED  
05 MAR 16 PM 3:38  
DIVISION OF CORPORATION  
TALLAHASSEE, FLORIDA

J. BRYAN MAR 16 2005

**ARTICLES OF ORGANIZATION OF  
PLANTATION BEACH PROPERTIES, LLC**

FILED  
05 MAR 16 PM 3:28  
TALLAHASSEE, FLORIDA

The undersigned adopts the following Articles of Organization 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. The following articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I**

EFFECTIVE DATE  
03/14/05

**NAME AND PRINCIPAL PLACE OF BUSINESS**

The name of the limited liability company shall be PLANTATION BEACH PROPERTIES, LLC, and its principal office shall be located at 300 East Park Avenue, Tallahassee, Florida 32301.

**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 buy and sell real estate.
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 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 to 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 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 managing member 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 initial managing member shall be RON BRAFFORD, whose address is 2729 Everett Lane, Tallahassee, FL 32308. The member may elect a successor managing member annually at the annual membership meeting.

**ARTICLE V**  
**MEMBERSHIP RESTRICTIONS**

All 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 to the limited liability company by each member initially are as follows:

Frederick L. Bateman, Jr.	\$100.00
Ron Brafford	\$100.00
Jeff Swank	\$100.00

FILED  
05 MAR 16 PM 3:38  
TALLAHASSEE, FLORIDA

Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members.

**ARTICLE VII**  
**MEMBERS OWNERSHIP PERCENTAGES**

The ownership percentage in this limited liability company of each member is as follows:

• Frederick L. Bateman	-	33.33%
• Ron Brafford	-	33.33%
• Jeff Swank	-	33.33%

**ARTICLE VIII**  
**PROFITS AND LOSSES**

Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after payment of the expenses of conducting the business of the limited liability company, in accordance with their percentage of ownership. The distributive share of the profits shall be determined and paid to the members on the anniversary date of the commencement of business of

the limited liability company, the month and day of the commencement date being March 4, 2005.

#### **ARTICLE IX**

##### **DURATION**

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

#### **ARTICLE X**

##### **INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office of the limited liability company is 300 East Park Avenue, Tallahassee, Florida 32301 and the name of the company's initial registered agent at that address is Ron Brafford.

The undersigned, being the managing member of the limited liability company, certify that this instrument constitutes the proposed Articles of Organization of Plantation Beach Properties, LLC.

Executed by the undersigned at Tallahassee, Florida on this 15 day of March, 2005.

FILED  
05 MAR 16 PM 3:38  
TALLAHASSEE, FLORIDA

WITNESSES

Joe Sherry  
Donald Downey

Member Name

STATE OF FLORIDA  
COUNTY OF LEON

BEFORE ME, the undersigned authority, personally appeared Ron Brafford, who is known to me to be the person who executed the foregoing Articles of Organization or who has produced \_\_\_\_\_ as identification, and acknowledge before me that he made and subscribed the same for the purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 15 day of March, 2005.

Cathy Sleeth  
NOTARY PUBLIC



Cathy Sleeth  
Commission # DD269186  
Expires November 29, 2007  
Bonded Troy Farn Insurance Inc. 800-365-7010

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

05 MAR 16 PM 3:38

FILED

**CERTIFICATE OF REGISTERED AGENT**

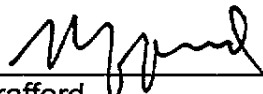
Plantation Beach Properties, LLC, located at 300 East Park Avenue, Tallahassee, FL 32301, names RON BRAFFORD as its Registered Agent in Florida to accept service of process within Florida. The address of the Registered Agent is 300 East Park Avenue, Tallahassee, Florida 32301.

DATED this 15 day of March, 2005.

  
\_\_\_\_\_  
Ron Brafford  
Managing Member

Having been named as Registered Agent and to accept service of process for the above-named limited liability company at the address designated in this certificate, I do hereby accept the appointment as Registered Agent and agree to act in this capacity.

DATED this 15 day of March, 2005.

  
\_\_\_\_\_  
Ron Brafford

FILED  
05 MAR 16 PM 3:38  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA