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*Investment Exchange
Property II, LLC*

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ARTICLES OF ORGANIZATION
OF
INVESTMENT EXCHANGE PROPERTY II, LLC

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TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company shall be **INVESTMENT EXCHANGE PROPERTY II, LLC**, ("Limited Liability Company").

ARTICLE II - DURATION

This Limited Liability Company shall commence its existence on the date of filing these Articles of Organization and shall exist perpetually thereafter unless sooner dissolved according to law.

ARTICLE III - PURPOSES AND POWERS

The general nature of the business or businesses to be transacted and which this Limited Liability Company is authorized to transact, in addition to those authorized by the laws of the State of Florida, and the powers of the Limited Liability Company, shall be as follows:

1. To acquire, purchase, sell or otherwise dispose of, lease, subdivide, or mortgage real estate and personal property, whether tangible or intangible and to operate and conduct any trade or business not prohibited by law in the ordinary course.
2. To purchase or otherwise acquire, undertake, carry on, improve, or develop, all or any of the business, goodwill, 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 conduct, pursuant to the provisions of these Articles of Organization, and to hold, utilize, and in any manner dispose of the rights and property do acquire.
3. To enter into and make all contracts for any of its businesses or activities deemed necessary and appropriate but not contrary to law 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 thereof, and to perform and carry out, assign, cancel, modify, terminate, amend or rescind any of such contracts.

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4. To exercise all or any of the Limited Liability Company powers, and to carry out all or any of the purposes, enumerated herein 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 such capacity or under such arrangements develop, improve, stabilize, strengthen, or extend the property and commercial interest thereof, and to aid, assist, or participate in any lawful enterprise in connection therewith or incidental to such agency, representation, or service, and to render any other service or assistance insofar as it lawfully may under Florida law, providing for the formation, rights, privileges, and immunities of a Limited Liability Company for profit.
5. To engage in any other activity or business authorized or permitted under Florida law and 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 herein set forth, 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 Florida law.
6. The several clauses contained in this statement of the general nature of the business or business to be transacted shall be construed as both purposes and powers of this Limited Liability Company, and the 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 each be regarded as an independent purpose and power.

Nothing herein contained 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 perform.

ARTICLE IV - INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the Limited Liability Company is 231 S. Nokomis Avenue, Suite E, Venice, Florida 34285 and the name of its initial registered agent at such address is Loreen Webber.

ARTICLE V - PRINCIPAL OFFICE

The mailing address and the street address of the principal office of this Limited Liability Company shall be 231 S. Nokomis Avenue, Suite E, Venice, Florida 34285; P.O. Box 2151, Venice, Florida 34284.

ARTICLE VI - MANAGEMENT

1. This Limited Liability Company shall be managed by one or more managers and is, therefore, a manager-managed company. The initial Manager of this Company is:

Name

Address

Loreen Webber

231 S. Nokomis Avenue, Suite E
Venice, Florida 34285

The Manager may be changed from time to time hereafter in the manner provided in the Operating Agreement of this Company.

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization at Sarasota County, Florida, for the foregoing uses and purposes this 26 day of April, 2006.

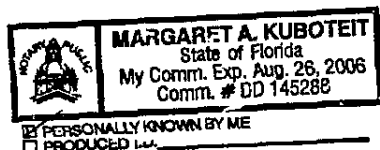
Loreen Webber

Loreen Webber, as the Authorized
Representative of this Limited Liability
Company

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me personally appeared Loreen Webber, to me personally known or who has produced _____ as identification, to be one of the organizers or other authorized representatives of the above limited liability company and who subscribed the above Articles of Organization, and she freely and voluntarily acknowledged before me according to law that she made the same for the uses and purposes mentioned and set forth in it and who did/did not take an oath.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal this 26th day of April, 2006.



Margaret A. Kuboteit
NOTARY PUBLIC
Name Printed: Margaret A. Kuboteit
My Commission Expires: _____
Commission No.: _____

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/ REGISTERED AGENT, IN THE STATE OF FLORIDA.

1. The name of the limited liability company is **INVESTMENT EXCHANGE PROPERTY II, LLC.**

2. The name and address of the registered agent and office is:

Loreen Webber
231 S. Nokomis Avenue, Suite E
Venice, Florida 34285

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED LIMITED LIABILITY COMPANY AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE 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.

4-26-06

DATE

Loreen Webber

LOREEN WEBBER