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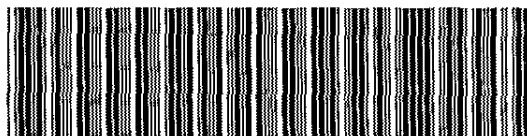
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Eper Group Development, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Charles R. Gardner
(Name of Person)

Gardner, Wadsworth, Duggar, Bist - Wiener
(Firm/Company)

1300 Thomaswood DR.
(Address)

Tallahassee FL 32308
(City/State and Zip Code)

For further information concerning this matter, please call:

Susie Garcia at 850 385 0070
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee ☐ \$130.00 Filing Fee & Certificate of Status ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☒ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

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TALLAHASSEE, FLORIDA

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ARTICLES OF ORGANIZATION
OF
EPER GROUP DEVELOPMENT, LLC

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

ARTICLE I
Name and Principal Place of Business

The name of the limited liability company shall be **EPER GROUP DEVELOPMENT, LLC** (hereinafter the "Company"). The principal place of business and mailing address of the Company shall be 311 East Jennings Street, Tallahassee, Florida 32301.

ARTICLE II
Duration

The Company shall commence its existence on the date these Articles of Organization are filed with and accepted by the Florida Department of State. The Company's existence shall be perpetual, unless the Company is earlier dissolved as provided in these Articles of Organization and the Operating Agreement of the Company.

ARTICLE III
Purposes and Powers

The general purpose for which the Company is organized is to acquire, own, and develop real estate; however it shall be able to transact any lawful business for which a limited liability company may be organized under the laws of the State of Florida. The Company shall have all the powers granted to a limited liability company under the laws of the State of Florida.

ARTICLE IV
Registered Office and Agent

The name and street address of the registered agent of the Company in the State of Florida are James C. Kittrell, 311 East Jennings Street, Tallahassee, Florida 32301.

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ARTICLE V
Management

The Company is to be managed by one or more managers and is therefore, a manager-managed company. The initial managers shall be John T. Burnette and James C. Kittrell. The Operating Agreement of the Company shall provide that the signature of only one (1) manager shall be required to bind the Company to any contract so long as the other manager(s) has given his, her, or their written consent(s).

ARTICLE VI
Operating Agreement

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company is vested in the members of the Company as provided in the Operating Agreement.

IN WITNESS WHEREOF, the undersigned members or authorized representative of a member have made and subscribed these Articles of Organization at Tallahassee, Florida, for the foregoing uses and purposes this 11th day of September, 2006.


John T. Burnette


James C. Kittrell

*James C. Kittrell for John T. Burnette, pursuant to a Limited Power of Attorney dated September 8, 2006, a copy of which is on file at Gardner, Wadsworth, Duggar, Bist & Wiener, P.A.

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

PURSUANT TO THE PROVISIONS OF SECTIONS 608.415 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.

1. The name of the limited liability company is **EPER GROUP DEVELOPMENT, LLC**
2. The name and the Florida street address of the registered agent for **EPER GROUP DEVELOPMENT LLC** are: James C. Kittrell, 311 East Jennings Street, Tallahassee, Florida 32301.

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.

DATED: September 11, 2006

REGISTERED AGENT:


James C. Kittrell

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