

W060000110538

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies 1

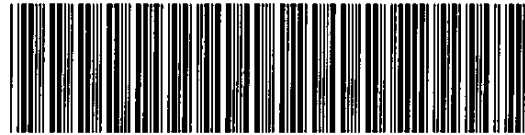
Certificates of Status

Special Instructions to Filing Officer:

11/14

[Signature]

Office Use Only




000081664560

11/14/06--01004--023 **155.00

FILED
06 NOV 14 PM 1:33
SECRETARY OF STATE
TALLAHASSEE FLORIDA

MARK E. CLEMENTS, P.A.
ATTORNEYS AT LAW

MARK E. CLEMENTS

 Certified as an Elder Law Attorney by the
National Elder Law Foundation
WILLS - ESTATES - ESTATE PLANNING
ELDER LAW - MEDICAID - NURSING HOME
GUARDIANSHIPS - MEDIATION
CORPORATE AND BUSINESS LAW

310 East Main Street
Lakeland, Florida 33801
Telephone (863) 687-2287
Fax (863) 682-7385

TIMOTHY L. FLANAGAN
OF COUNSEL

November 9, 2006

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

Re: ROA Properties, LLC

Dear Sir or Madam:

Enclosed please find an original and a copy of the Articles of Organization, and Designation of Registered Agent for the above-referenced limited liability company, and a check in the amount of \$155.00 representing the filing fee, designation of registered agent fee, and certified copy fee. Should you have any questions please do not hesitate to contact our office.

Sincerely,



Julie Hance, Legal Assistant to
MARK E. CLEMENTS, ESQUIRE

/jeh

Enclosures

N:\CLIENTS\Allen, Eddie\ROA Properties, LLC\secystate.letter.doc

Statement Required by U.S. Treasury Department

To the extent this message contains tax advice, the U.S. Treasury Department requires us to inform you that any tax advice in this correspondence is not intended or written by our firm to be used, and cannot be used by any taxpayer, for the purpose of avoiding any penalties that may be imposed under the Internal Revenue Code. Advice from our firm relating to Federal tax matters may not be used in promoting, marketing or recommending any entity, investment plan or arrangement to any taxpayer.

ARTICLES OF ORGANIZATION
OF
ROA PROPERTIES, LLC.

Pursuant to the provisions Chapter 608 of the Florida Statutes ("the Florida Limited Liability Company Act"), the undersigned organizers, ROA Properties, LLC, hereby adopt the following Articles of Organization.

ARTICLE I

NAME: The name of the limited liability company shall be: ROA Properties LLC.

ARTICLE II

TERM: The existence of the limited liability company will be perpetual.

ARTICLE III

ADDRESS: The mailing address and street address of the principal office of the company is:

Mailing Address:

500 S. Florida Avenue #340
Lakeland, Florida 33801

Street Address:

500 S. Florida Avenue, #340
Lakeland, Florida 33801

ARTICLE IV

REGISTERED OFFICE AND AGENT: The name and address of the initial registered agent and office of the limited liability company are:

Mark E. Clements, P.A.
310 East Main Street
Lakeland, Florida 33801

ARTICLE V

MANAGEMENT: The limited liability company shall be managed by the members in accordance with regulations adopted by the members for the management of the business and affairs of the company. Management authority shall be vested solely in its members, each member having equal management authority. The Operating Agreement 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 names and address of the members of the company are:

FILED
26 NOV 14 PM 1:33
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Name:

A&O Investments, LLC
f/k/a Allen & Olson Management Services, LLC

Russell Rhoads

Address:

500 South Florida Avenue
Suite 340
Lakeland, Florida 33801

2600 South Florida Avenue
Lakeland, Florida 33801

ARTICLE VI

PURPOSE: The purposes for which the ROA Properties, LLC, is formed are:

- (A) To invest in real property, and otherwise deal in the real estate and development industry within and outside the State of Florida, subject to such laws and regulations governing the licensing and other requirements pertinent thereto, on its own account and for the accounts of others; and
- (B) to engage in such other lawful acts or activities for which limited liability companies may be formed under Section 608 of the Statutes of the State of Florida.

ARTICLE VII

ADMINISTRATION OF NEW MEMBERS: No additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all the other members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE VIII

ORGANIZER: The name and address of the organizer is:

Edward A. Allen
500 South Florida Avenue
Suite 340
Lakeland, Florida 33801

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization at Lakeland, Florida, on this 7 day of November, 2006.


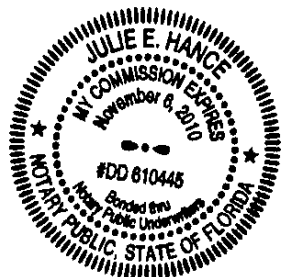


Edward A. Allen

STATE OF FLORIDA
COUNTY OF POLK

Sworn to (or affirmed) and subscribed before me this 7th day of November, 2006, by Edward A. Allen, who is personally known to me or who produced _____ as identification.

My commission expires:


Notary Public - State of Florida

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

Under the provisions of F.S. 608.415, ROA PROPERTIES, LLC submits the following statement to designate a registered office and registered agent in the state of Florida:

1. The name of the limited liability company is ROA PROPERTIES, LLC.
2. The name and street address of the registered agent in Florida are:

Mark E. Clements, P.A.
310 East Main Street
Lakeland, Florida 33801

The undersigned, being the person named in the articles of organization of ROA PROPERTIES, LLC, as the registered agent of this limited liability company, hereby consents to accept service of process for the above-stated company at the place designated in the articles of organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accepts the obligations of the position of registered agent.



Mark E. Clements,
Registered Agent