

LD70000037386

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

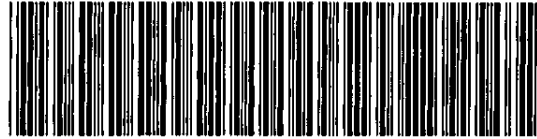
(Document Number)

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

Special Instructions to Filing Officer:

LS

Office Use Only



800094892978

04/05/07--01016--020 \*\*155.00

FILED  
2007 APR -5 AM 9:52  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The Law Office of

**STEVE PATRINOSTRO, P.A.**

Post Office Box 2804 / 230 East Highland Drive  
Lakeland, Florida 33806-2804

**FIRENet103@AOL.com**

Telephone: 863.648.9800

Fax: 863.648.9818

April 2, 2007

**Via Regular U.S. Mail**

Corporate Records Bureau  
Division of Corporations  
Department of State  
Post Office Box 6327  
Tallahassee, Florida 32301

**Re: Articles Of Organization / LLC**

To Whom It May Concern,

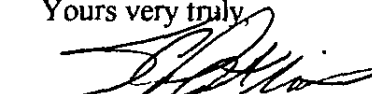
Enclosed for filing please find the original and one (1) copy of the proposed **Articles of Organization of Realestate Investment Company, LLC**. Please approve and file the original and certify the copy. Included in the Articles is a certification designating the Registered Agent for the LLC.

Also enclosed is my Client's Check, payable to the Florida Department of State, for the following charges:

LLC Filing Fee:	\$ 100.00
Designation of Registered Agent:	\$ 25.00
Certified Copies (1):	\$ <u>30.00</u>
TOTAL:	\$ 155.00

If you have any questions, please do not hesitate to contact me.

Yours very truly



**Stephen C. Patrinostro**

SCP

Enclosures: Articles of Organization  
Client's Check

cc: Client

**ARTICLES OF ORGANIZATION**  
**OF**  
**REALESTATE INVESTMENT COMPANY, LLC**

The undersigned natural persons hereby adopt the following Articles of Organization for the purpose of forming a Limited Liability Corporation in accordance with the Professional Service Corporation and Limited Liability Company Act.

**ARTICLE I - NAME & LOCATION**

The name of the Limited Liability Company is **Realestate Investment Company, LLC**; its initial address and principal office being **740 Mikasuki Drive, Lakeland, Florida 33813** and its mailing address being **3613 Harden Boulevard, #333, Lakeland, Florida 33803**, but it shall have the power and authority to establish branch offices at any other place or places as the shareholders may designate.

**ARTICLE II - COMMENCEMENT & TERM**

The existence of the Limited Liability Company will commence on the date of filing of these Articles of Organization. The term of existence of the Limited Liability Company is perpetual or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

**ARTICLE III - PURPOSE AND POWERS**

The primary purpose of this Limited Liability Company is to hold and maintain residential and commercial real estate properties.

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 business to be transacted, and which the Limited Liability Company is authorized to transact, shall be as follows:

2007 APR -5 AM 9:52  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

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 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 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, LLC or corporation 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, 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 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, corporations, or LLCs, and perform any service under contract or otherwise for any corporation, LLC, 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 IV - MANAGEMENT**

This Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager-managed company. Management of this Limited Liability Company is reserved solely to its organizing members.

#### **ARTICLE V - ORGANIZERS / MANAGERS**

The names and street addresses of the Organizers/Managers, and the members, are:

**Charlie G. McCray**  
740 Mikasuki Drive  
Lakeland, Florida 33813

**Moriah P. Hill**  
3815 Country Circle  
Lakeland, Florida 33811

#### **ARTICLE VI - BYLAWS**

The power to adopt, alter, amend, or repeal bylaws is vested in the organizing members.

#### **ARTICLE VII - ADDITION OF MEMBERS**

The right to admit additional members is vested solely in the organizing members / managers.

#### **ARTICLE VIII - REGISTERED AGENT, REGISTERED OFFICE & REGISTERED AGENT'S SIGNATURE**

The initial street address of the Limited Liability Company's Registered Office is **740 Mikasuki Drive, Lakeland, Florida 33813** and the name of Limited Liability Company's initial Registered Agent is **Charlie G. McCray**.

*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 as provided for in Chapter 608, Florida Statutes.*



**Charlie G. McCray - Registered Agent**

## ARTICLE IX - AMENDMENTS

This Limited Liability Company reserves the right to amend, alter, change or repeal any provision in these Articles of Organization in the manner prescribed by law, and all rights conferred on members are subject to this reservation.

## ARTICLE X - DISSOLUTION

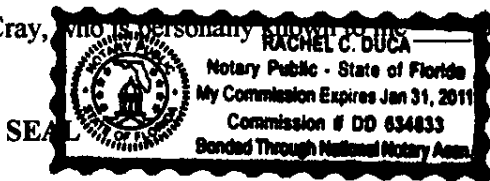
This Limited Liability Company may be dissolved at any time by unanimous written consent of the organizing members. Upon dissolution, the Limited Liability Company property and assets will, after payment of all debts of the Limited Liability Company, be distributed to the members pro-rata.

IN WITNESS WHEREOF the undersigned Organizers have executed these Articles of Organization this 20<sup>th</sup> day of March, 2007.

Charlie G. McCray  
Charlie G. McCray

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March, 2007 by Charlie G. McCray, who is personally known to me or who has produced: FL Driver license as identification.



Rachel C. Duca  
Notary Public

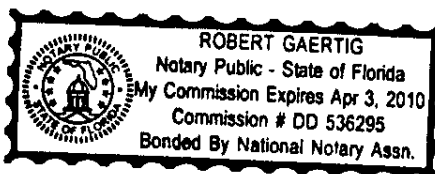
\*\*\*\*\*

Moriah P. Hill  
Moriah P. Hill

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2007 by Moriah P. Hill, who is personally known to me \_\_\_\_\_ or who has produced: FL DRIVERS License as identification.

SEAL



Robert Gaertig  
Notary Public