

L08006085449

(Requestor's Name)

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(City/State/Zip/Phone #)

☐ PICK-UP

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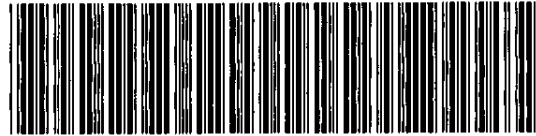
(Business Entity Name)

(Document Number)

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RECEIVED

08 SEP -5 AM 10:56

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

FILED

08 SEP -5 AM 10:45

DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

B. KOHR

SEP 9 2008

EXAMINER



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

**RESUBMIT**

Please give original  
submission date as file date.

September 5, 2008

CSC  
CINDY HARRIS

SUBJECT: APARTMENT HUNTERS PARTNERSHIP, L.L.C.  
Ref. Number: W08000041349

FILED  
08 SEP -5 AM 10:45  
TALLAHASSEE, FLORIDA

We have received your document for APARTMENT HUNTERS PARTNERSHIP, L.L.C. and the authorization to debit your account in the amount of \$125.00. However, the document has not been filed and is being returned for the following:

The name of the entity cannot include "PARTNERSHIP." This word/abbreviation is readily associated with or is commonly used to denote another type of entity. Please amend your document throughout accordingly.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6967.

Leslie Sellers  
Regulatory Specialist II

Letter Number: 008A00048947

RECEIVED  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
2008 SEP -8 PM 1:50  
NOT INTENDED  
TO ACKNOWLEDGE  
SUFFICIENCY OF FILING



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 711277 5017100

AUTHORIZATION :

COST LIMIT : \$ 155.00

FILED  
08 SEP -5 AM 10:45  
TALLAHASSEE, FLORIDA  
CLERK OF STATE

ORDER DATE : September 5, 2008

ORDER TIME : 9:30 AM

ORDER NO. : 711277-005

CUSTOMER NO: 5017100

DOMESTIC FILING

NAME: APARTMENT HUNTERS PARTNERSHIP,  
L.L.C.

EFFECTIVE DATE:

XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Cindy Harris - EXT. 2937

EXAMINER'S INITIALS: \_\_\_\_\_

ARTICLES OF ORGANIZATION

OF

APARTMENT HUNTERS, L.L.C.  
a Florida Limited Liability Company  
Pursuant to Chapter 608, Florida Statutes

FILED  
08 SEP -5 AM 10:45  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

1. **Name.** The name of this limited liability company is "APARTMENT HUNTERS, L.L.C." (the "Company").

2. **Purpose.** The general purpose of this Company may include the transaction of any and all lawful business for which limited liability companies may be organized in the State of Florida. The specific purpose for which this Company is being formed is to serve as the Florida limited liability company organized by and between **MEGA TAMPA GROUP, L.L.C.**, a Florida limited liability company located in Tampa, Florida, **HUNTER REAL ESTATE SERVICES OF TAMPA BAY, L.L.C.**, a Florida limited liability company located in Orlando, Florida, and **OUTDOOR ADDICT, L.L.C.**, a Florida limited liability company located in Alachua, Florida, for purposes of owning various contracts, trademarks and related properties to be licensed to said member limited liability companies for their use in operating an apartment locator service under the name "Apartment Hunters".

3. **Duration/Continuation.** The period of this Company's duration shall be perpetual, unless terminated by the unanimous written agreement of all Members, or by the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member, or upon the occurrence of any other event which terminates the continued membership of a Member, unless the business of the Company is continued by the consent of all the remaining Members, or by amendment of these Articles of Organization providing for the continued existence of the Company subsequent to the foregoing events.

4. **Address of Principal Office.** The mailing and street address of the principal office of the Company is: 10037 North Dale Mabry Highway, Tampa, Florida 33618.

5. **Registered Agent and Office.** The name and street address of the initial registered agent and office for this Company is as follows:

Robert W. Bible, Jr., Esquire  
4600 W. Cypress Street, Suite 500,  
Tampa, Florida 33607-4024

6. **Members at Time of Formation.** There will be three (3) initial Members at the time this Company is formed.

7. **Admission of Additional Members.** Additional Members may be admitted only upon the unanimous written consent of all of the Members of the Company.

8. **Right to Continue Business.** So long as the Company continues to have at least one remaining Member (taking into account application of the provisions of Florida Statute Section 608.441(1)(d)), the death, retirement, resignation, expulsion, bankruptcy, or dissolution of any Member or the occurrence of any other event which terminates the continued membership of any Member in the Company shall not cause the Company to be dissolved, and upon the occurrence of any such event, the Company shall be continued without dissolution; provided, however, should application of said Section 608.441(1)(d) or other provisions of Florida Statutes Chapter 608 result in the Company no longer continuing to be classified as a partnership for federal income tax purposes, the last remaining Member, or the personal or other legal representative of the last remaining Member, as the case may be, may, but shall not be obligated to, proceed to dissolve and wind up and conclude the business affairs of the Company.

9. **Management of Company.** The Company shall be a "Manager-Managed Company". The management of the Company shall initially be invested in three (3) Managers. The names and addresses of the initial Managers who are to serve until their successors are elected and qualified, together with the initial office each Manager will hold, are:

<b><u>Name</u></b>	<b><u>Address</u></b>
David M. Hunter: Executive Manager	4809 E. Colonial Drive Orlando, Florida 32806
Mark A. Berry: Assistant Executive Manager	10037 N. Dale Mabry Hwy. Tampa, Florida 33618
Donald G. Young, Jr.: Secretary	14414 N.W. 60 <sup>th</sup> Avenue Alachua, Florida 32615

10. **Amendment of Articles of Organization.** Any amendment to these Articles of Organization shall be on such form as may be prescribed by the Secretary of State of the State of Florida and contain such terms and provisions consistent with Florida Statute 608, shall be approved by unanimous vote of the Members and shall be signed and sworn to by all Members of the Company so approving such amendment(s). In the event a new Member is added by such amendment, it shall be also signed by the Member to be added.

11. **Operating Agreement.** An initial operating agreement regulating the affairs of the Company and the conduct of its business and governing the relations among the Members, Manager(s) and Company shall be adopted and entered into by the initial Members and the initial Managers. Thereafter, the power to adopt, alter, amend or repeal the operating agreement of Company shall be vested in the Managers of the Company; provided, however, the Members may by unanimous written consent or unanimous vote repeal the operating agreement in its entirety and adopt a new operating agreement.

12. **Informal Action by Managers and Members.** Any action of the Managers and/or Members may be taken without a meeting if consent in writing setting forth the action so

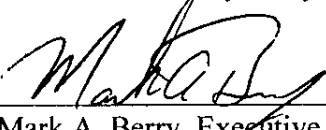
taken shall be signed by the Managers and/or all Members who would be entitled to vote upon such action at a meeting (and filed with the principal office of the Company as part of its records).

13. **Contracting Debt.** Except as otherwise provided by Florida Statute Chapter 608, no debt shall be contracted nor liability or obligation incurred by or on behalf of this Company except by the Managers.

14. **Transferability of Members' Interests.** Except to the extent otherwise provided in the operating agreement adopted by the Members and Managers of the Company, interest of a Member in this Company may only be transferred or assigned to a member of such Member's immediate family as part of such Member's estate plan, to an affiliate of any entity Member, or to any other Member of this Company, without consent; otherwise, unanimous consent of the Members shall be required for any such transfer or assignment. Unless all of the remaining Members of this Company approve to the contrary by unanimous written consent, the transferee or assignee of the interest of such assignor Member shall have no right to participate in the management of the business and affairs of this Company and shall not become or exercise any rights or powers of a Member. The transferee or assignee shall be entitled to receive only the share of such profits and losses, to receive such distribution or distributions, and to receive such allocation of income, gain, loss, deduction, or credit or similar item to which that assignor Member was otherwise entitled, to the extent so assigned.

IN WITNESS WHEREOF, the undersigned sole initial Members have hereunto set their hands and seals this 3<sup>rd</sup> day of SEPTEMBER, 2008.

**MEGA TAMPA GROUP, L.L.C.,** a  
Florida limited liability company

By:   
Mark A. Berry, Executive Manager/  
Member

**HUNTER REAL ESTATE SERVICES  
OF TAMPA BAY, L.L.C.,** a Florida  
limited liability company

By: \_\_\_\_\_  
David M. Hunter, Manager/Member

**OUTDOOR ADDICT, L.L.C.,** a  
Florida limited liability company

By: \_\_\_\_\_  
Donald G. Young, Jr., Manager/Member

taken shall be signed by the Managers and/or all Members who would be entitled to vote upon such action at a meeting (and filed with the principal office of the Company as part of its records).

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IN WITNESS WHEREOF, the undersigned sole initial Members have hereunto set their hands and seals this 02 day of September, 2008.

**MEGA TAMPA GROUP, L.L.C.,** a  
Florida limited liability company

By: \_\_\_\_\_  
Mark A. Berry, Executive Manager/  
Member

**HUNTER REAL ESTATE SERVICES  
OF TAMPA BAY, L.L.C.,** a Florida  
limited liability company

By:  \_\_\_\_\_  
David M. Hunter, Manager/Member

**OUTDOOR ADDICT, L.L.C.,** a  
Florida limited liability company

By: \_\_\_\_\_  
Donald G. Young, Jr., Manager/Member

taken shall be signed by the Managers and/or all Members who would be entitled to vote upon such action at a meeting (and filed with the principal office of the Company as part of its records).

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IN WITNESS WHEREOF, the undersigned sole initial Members have hereunto set their hands and seals this 3 day of September, 2008.

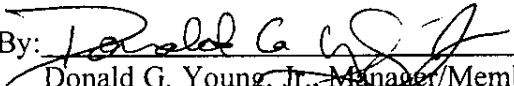
**MEGA TAMPA GROUP, L.L.C.,** a  
Florida limited liability company

By: \_\_\_\_\_  
Mark A. Berry, Executive Manager/  
Member

**HUNTER REAL ESTATE SERVICES  
OF TAMPA BAY, L.L.C.,** a Florida  
limited liability company

By: \_\_\_\_\_  
David M. Hunter, Manager/Member

**OUTDOOR ADDICT, L.L.C.,** a  
Florida limited liability company

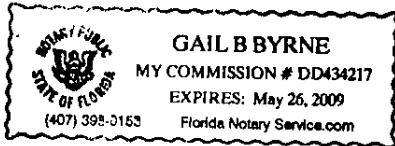
By:  \_\_\_\_\_  
Donald G. Young, Jr., Manager/Member



STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of SEPTEMBER, 2008, by **Mark A. Berry**, as Executive Manager of **MEGA TAMPA GROUP, L.L.C.**, a Florida limited liability company, who is personally known to me or who has produced Florida Driver's License as identification and who did [did not] take an oath.

[Seal]



Gail B. Byrne  
Notary Public  
My Commission Expires: 5/26/09

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by **David M. Hunter**, as Manager of **HUNTER REAL ESTATE SERVICES OF TAMPA BAY, L.L.C.**, a Florida limited liability company, who is personally known to me or who has produced Florida Driver's License as identification and who did [did not] take an oath.

[Seal]

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by **Donald G. Young, Jr.**, as Manager of **OUTDOOR ADDICT, L.L.C.**, a Florida limited liability company, who is personally known to me or who has produced Florida Driver's License as identification and who did [did not] take an oath.

[Seal]

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by **Mark A. Berry**, as Executive Manager of **MEGA TAMPA GROUP, L.L.C.**, a Florida limited liability company, who is personally known to me or who has produced Florida Driver's License as identification and who did [did not] take an oath.

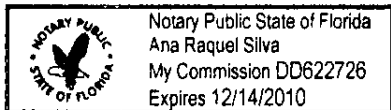
[Seal]


\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 2 day of September, 2008, by **David M. Hunter**, as Manager of **HUNTER REAL ESTATE SERVICES OF TAMPA BAY, L.L.C.**, a Florida limited liability company, who is personally known to me or who has produced Florida Driver's License as identification and who did [did not] take an oath.

[Seal]




  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 12/14/2010

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by **Donald G. Young, Jr.**, as Manager of **OUTDOOR ADDICT, L.L.C.**, a Florida limited liability company, who is personally known to me or who has produced Florida Driver's License as identification and who did [did not] take an oath.

[Seal]

\_\_\_\_\_  
Notary Public  
My Commission Expires:



STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by **Mark A. Berry**, as Executive Manager of **MEGA TAMPA GROUP, L.L.C.**, a Florida limited liability company, who is personally known to me or who has produced Florida Driver's License as identification and who did [did not] take an oath.

[Seal]

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by **David M. Hunter**, as Manager of **HUNTER REAL ESTATE SERVICES OF TAMPA BAY, L.L.C.**, a Florida limited liability company, who is personally known to me or who has produced Florida Driver's License as identification and who did [did not] take an oath.

[Seal]

\_\_\_\_\_  
Notary Public  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 3 day of September, 2008, by **Donald G. Young, Jr.**, as Manager of **OUTDOOR ADDICT, L.L.C.**, a Florida limited liability company, who is personally known to me or who has produced Florida Driver's License as identification and who did [did not] take an oath.

[Seal]



**John W. Ritch**  
Commission # DD362106  
Expires October 12, 2008  
Bonded Tray Firm - Insurance, Inc. 800-345-7019

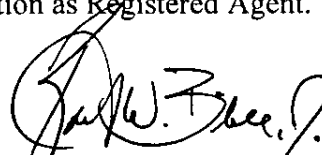
\_\_\_\_\_  
Notary Public  
My Commission Expires:

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

Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned limited liability company submits the following statement to designate a registered office and registered agent in the State of Florida.

1. **Name.** The name of the limited liability company is **APARTMENT HUNTERS, L.L.C.**
2. **Registered Office.** The address of the registered office of the limited liability company is 4600 W. Cypress Street, Suite 500, Tampa, Florida 33607-4024.
3. **Registered Agent.** ROBERT W. BIBLE, JR., is appointed, and by his signature below accepts appointment, to act as the Registered Agent of **APARTMENT HUNTERS, L.L.C.**

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.



Robert W. Bible, Jr.

Dated: September 4, 2008