

LD8000110407

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

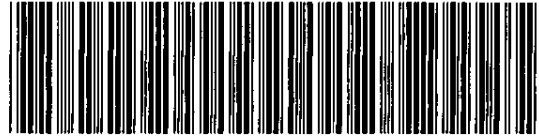
(Document Number)

Certified Copies \_\_\_\_\_

Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



300138215223

12/01/08--01022--021 \*\*125.00

FILED  
08 DEC - 1 PM 12:18  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

N. O'Connell DEC 2 - 2008

# FOREMAN & OLVERA, P.A.

JOEL F. FOREMAN  
TOBY V. OLVERA  
HEATHER HATCH MCINNIS

ATTORNEYS AT LAW

207 SOUTH MARION AVENUE  
POST OFFICE BOX 550  
LAKE CITY, FL 32056-0550  
TEL: (386) 752.8420  
FAX: (386) 752.8431

November 25, 2008

Registration Section  
Division of Corporations  
Department of State  
PO Box 6327  
Tallahassee, Florida 32314

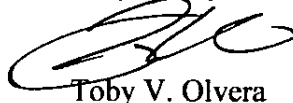
RE: The Armory at Micanopy, LLC  
Articles of Organization

Dear Sirs/Madam,

Please find enclosed an original and one copy of the Articles of Organization for The Armory at Micanopy, LLC. Also enclosed is this firm's check in the amount of \$ 125.00 made payable to the Florida Department of State for the filing fee and Designation of Registered Agent.

Should you have any questions or concerns or require any additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Toby V. Olvera

TVO/ntd

cc:client

**ARTICLES OF ORGANIZATION OF  
THE ARMORY AT MICANOPY, LLC**

FILED

08 DEC -1 PM 12: 18

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned certifies he is a member or a group that has associated for the purpose of becoming a limited liability company under the laws of the State of Florida which provide for the formation, rights, privileges, and immunities of limited liability companies for profit. He further declares that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

**ARTICLE I  
NAME**

The name of the limited liability company shall be The Armory at Micanopy, LLC.

**ARTICLE II  
ADDRESS**

The mailing address and street address of the limited liability company is 13985 NE 45<sup>th</sup> Avenue, Anthony, Florida 32617, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

**ARTICLE III  
PURPOSES AND POWERS**

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 businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

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, 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. By way of example and without limiting the power of the limited liability company, said company shall have the following powers regarding real property: to purchase; sell; convey; mortgage; deed; lease; contract to lease, purchase, or sell; and to otherwise enter and execute any and all contracts and documents relating to real property.
4. To enter into and make all necessary contracts for its business 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, and to perform and carry out, assign, cancel, or rescind any of such contracts.

5. To exercise all or any of the limited liability 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 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 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 EXERCISE OF POWERS; AMENDMENT**

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. These Articles may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

#### **ARTICLE V MEMBER MANAGEMENT**

Management of this limited liability company is reserved to its members.

Any member of the limited liability company is authorized to execute any and all reports, forms, instruments, documents, papers, writings, agreements, and contracts that are necessary, appropriate, or beneficial to carry out or further the decisions or actions of the limited liability company. Without limitation, these items include deeds, bills of sale, assignments, leases, promissory notes, mortgages, and security agreements, and any other type or form of document by which real or personal property rights of the limited liability company are sold, conveyed, transferred, or encumbered, or by which debts and obligations of the limited liability company are created, incurred, or evidenced.

## **ARTICLE VI MEMBERSHIP RESTRICTIONS**

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminated the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members.

## **ARTICLE VII CAPITAL CONTRIBUTION; NO PERSONAL LIABILITY**

(a) Initial Contributions. The initial capital contributions shall be paid to the limited liability company by all members in equal shares. Additional contributions will be made as required for investment purposes, as determined by unanimous consent of the members. Members will make contributions in equal shares.

(b) No Additional Capital Contributions Required. No member shall be required to contribute any additional capital to the limited liability company unless the provisions of paragraph (a) have been satisfied.

(c) No Personal Liability. No member shall have any personal liability for any obligation assumed, incurred, or suffered by the limited liability company.

## **ARTICLE VIII PROFITS AND LOSSES**

(a) Profit Sharing. The members shall be entitled to the net profits arising from the operation of the limited liability company business that remain after the payment of the expenses of conducting the business of the limited liability company. Each member shall be entitled to an

equal distributive share of the profits. The distributive share of the profits shall be determined and paid to the members at intervals to be determined by a majority of the members.

(b) Losses. All losses that occur in the operation of the limited liability company business shall be paid out of the capital of the limited liability company and the profits of the business.

#### **ARTICLE IX DURATION**

This limited liability company shall exist until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.

#### **ARTICLE X EFFECTIVE DATE**

The effective date for this limited liability company shall be the date of filing.

#### **ARTICLE XI REGISTERED AGENT, REGISTERED OFFICE AND REGISTERED AGENT'S SIGNATURE**

The name and the Florida street address of the registered agent are:

TOBY V. OLVERA  
207 S. Marion Avenue  
Lake City, Florida 32056-0550

FILED  
08 DEC -1 PM 12:18  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

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.

  
\_\_\_\_\_  
TOBY V. OLVERA

#### **SIGNATURE OF MEMBER**

In accordance with §608.408(3), Fla. Stat., the execution of this document constitutes and affirmation under the penalties of perjury that the facts stated herein are true.

Date 11-4-08

  
\_\_\_\_\_  
CALVIN JEFFREY HALL  
Member/President