

L09000086975

William J Robert
(Requestor's Name)

1500 Mahan Dr
(Address)

Suite II
(Address)

Tallahassee FL 32308
(City/State/Zip/Phone #) 850 274 4020

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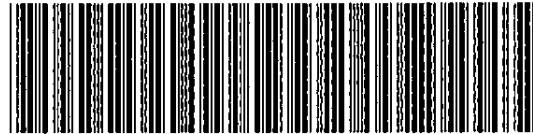
Commonwealth Partners II LLC
(Business Entity Name)

(Document Number)

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EXAMINER

**ARTICLES OF ORGANIZATION
COMMONWEALTH PARTNERS II, LLC**

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The undersigned, for the purpose of converting a Florida general partnership to a limited liability company under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, hereby makes, acknowledges and files the following Articles of Organization.

**ARTICLE I
NAME**

The name of the limited liability company shall be COMMONWEALTH PARTNERS II, LLC ("Company"). The principal place of business of the Company in Florida shall be 1648 Metropolitan Circle, Tallahassee, Florida 32308. The mailing address shall be 1648 Metropolitan Circle, Tallahassee, FL 32308.

**ARTICLE II
DURATION**

The Company shall commence its existence on the date these Articles of Organization are filed with the Florida Department of State. The Company's existence shall be perpetual, unless the Company is dissolved as provided in Section 608.441, Florida Statutes.

**ARTICLE III
THE PURPOSE AND POWERS**

The general purpose for which the Company is organized is to acquire, own, develop and manage commercial real estate and 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
MANAGEMENT BY MEMBER**

The Company shall be managed by a member or members, and the name and address of the member is:

NAME

ADDRESS

STEVEN E. ALLEN
Managing Member

1648 Metropolitan Circle
Tallahassee, Florida 32308

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As managing member, STEVEN E. ALLEN is specifically authorized to sign all documents on behalf of the members of the LLC and bind the LLC in all matters required by any financial institution, tenant, contractor or other document reasonably necessary or desirable for operation of the LLC. Each member waives formal requirements, including necessity of notice of formal or informal meeting.

The original members of the Company, identified below, agree to the above delegation to STEVEN E. ALLEN as managing member.

NAME

CAPITAL CONTRIBUTION

Steven E. Allen	24.8%
Charles B. Mitchell III and Patricia N. Mitchell, JTWROS	29.5%
William J. Roberts, Trustee	46.7%

**ARTICLE V
COMPENSATION**

Individual members of the Company may receive reasonable compensation for services performed for the Company. Any such compensation will be as provided in the Operating Agreement.

**ARTICLE VI
CAPITAL CONTRIBUTIONS**

Each member shall make capital contributions to the Company proportionate to their interests in the form of cash or services at such times and in such amounts as may be provided in the regulations adopted by the members.

**ARTICLE VII
REGISTERED OFFICE AND REGISTERED AGENT**

The name and the Florida Street Address of the Registered Agent is:

STEVEN E. ALLEN
Managing Member
1648 Metropolitan Circle
Tallahassee, FL 32308

Having been named as Registered Agent and to accept service of process for the above stated Limited Liability Company at the place designated, I accept the appointment and agree to serve in that capacity and agree to comply with all of the requirements and obligations of my position as provided for in Chapter 608, F.S., which I fully understand.



STEVEN E. ALLEN

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization at Tallahassee, Florida, for the foregoing uses and purposes this 9 day of September, 2009.



STEVEN E. ALLEN
Managing Member

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(In accordance with Section 608.408(3), F.S., the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)