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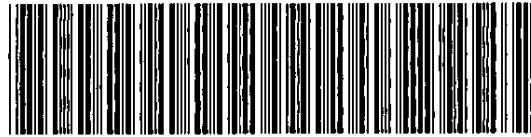
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DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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B. KOHR

OCT - 2 2009

EXAMINER

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

C to E office Building,
LLC

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- ☐ Art of Inc. File _____
- ☐ LTD Partnership File _____
- ☐ Foreign Corp. File _____
- ☒ L.C. File _____
- ☐ Fictitious Name File _____
- ☐ Trade/Service Mark _____
- ☐ Merger File _____
- ☐ Art. of Amend. File _____
- ☐ RA Resignation _____
- ☐ Dissolution / Withdrawal _____
- ☐ Annual Report / Reinstatement _____
- ☒ Cert. Copy _____
- ☐ Photo Copy _____
- ☐ Certificate of Good Standing _____
- ☐ Certificate of Status _____
- ☐ Certificate of Fictitious Name _____
- ☐ Corp Record Search _____
- ☐ Officer Search _____
- ☐ Fictitious Search _____
- ☐ Fictitious Owner Search _____
- ☐ Vehicle Search _____
- ☐ Driving Record _____
- ☐ UCC 1 or 3 File _____
- ☐ UCC 11 Search _____
- ☐ UCC 11 Retrieval _____

Signature _____

Requested by: Branden 10/2/09 AM
Name Date Time

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ARTICLES OF ORGANIZATION

OF

C & E OFFICE BUILDING, LLC

AGREEMENT made as of the 1st day of October, 2009, by
DONALD L. ELLINGTON and RORY P. CAUSSEaux, Trustee of the Rory P.
Causseaux Revocable Trust Dated 9-21-07 (hereinafter the Members or
individually the Member);

NOW THEREFORE, it is mutually agreed as follows:

ARTICLE I

FORMATION OF LIMITED LIABILITY COMPANY

The Members hereby create a limited liability company (the
"LLC") under Chapter 608, Florida Statutes, the laws of the State
of Florida (the "Act") for the purposes described in Article III
below.

ARTICLE II

NAME

The name of the LLC shall be C & E OFFICE BUILDING, LLC, or
such other name selected by the Members as may be acceptable to the
appropriate recording official of the State of Florida.

ARTICLE III

PURPOSES AND POWERS

The general nature of the business or businesses to be
transacted and which the LLC is authorized to transact, in addition

to those authorized by the laws of the State of Florida, and the powers of the LLC, shall be as follows:

1. To acquire, by purchase, lease, or otherwise, lands and interests in lands, and to own, hold, improve, develop, and manage any real estate so acquired, and to erect, or cause to be erected, on any lands owned, held, or occupied by the LLC, buildings or other structures, with their appurtenances, and to manage, operate, lease, rebuild, enlarge, alter or improve any buildings or other structures, now or hereafter erected on any lands so owned, held, or occupied, and to encumber or dispose of any lands or interests in lands, and any buildings or other structures, or part of any buildings or other structures, at any time owned or held by the LLC. To acquire, by purchase, lease, manufacture, or otherwise, any personal property deemed necessary or useful in the equipment, furnishing, improvement, development, or management of any property, real or personal, at any time owned, held, or occupied by the LLC, and to encumber or dispose of any personal property at any time owned or held by the LLC.

2. To engage in any activity or business authorized under the Florida Statutes.

3. 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 herein set forth to the same extent as a natural person might or could do.

4. To invest in, acquire, and hold, manage, repair, develop, improve and sell, lease, transfer and otherwise dispose of, and deal in and with real and personal property of every character and description.

5. 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 the Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.

6. 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 thereof, and to perform and carry out, assign, cancel, or rescind any of such contracts.

7. To exercise all or any of the LLC powers, and to carry out all or any of the purposes, enumerated herein 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 such capacity or under such arrangement, develop, improve, stabilize, strengthen, or extend the property and commercial interest thereof, and to aid, assist, or participate in any lawful enterprise in connection therewith or incidental to such agency, representation, or service, and to render any other service or assistance insofar as it lawfully may under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

8. 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 herein set forth, 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.

9. 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 LLC, 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 herein contained shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the LLC to carry on any business, exercise any power, or do any act which a limited liability company may not, under the laws of the State of Florida, lawfully carry on, exercise, or do.

ARTICLE IV

PRINCIPAL PLACE OF BUSINESS

The mailing address of the principal office of the LLC shall be 8973 SW 15 Avenue, Gainesville, Florida 32607 and the street address of the principal office of the LLC shall be 8973 SW 15 Avenue, Gainesville, Florida 32607, or at such other location as may be agreed in writing by the Members.

ARTICLE V

DURATION

This agreement shall be come effective on the date hereof, and the LLC shall have perpetual existence.

ARTICLE VI
CAPITAL CONTRIBUTIONS

Capital contributions with a total value of One Thousand and 00/100 (\$1,000.00) Dollars cash shall be contributed to the LLC by the Members in proportion to their respective percentage interest in the LLC.

In addition to the above, the Members shall make such additional capital contributions as are agreed upon by a vote of the majority of the Members of the LLC.

ARTICLE VII
LIMITED LIABILITY COMPANY POWERS

All the LLC powers shall be exercised by or under the authority of, and the business and affairs of this LLC shall be managed under the direction of the Members of this LLC. This article may be amended from time to time in the regulations of the LLC by a unanimous vote of the Members of the LLC.

ARTICLE VIII
MANAGEMENT

Management of this LLC is reserved to the Members, whose names and addresses are as follows:

<u>NAME</u>	<u>ADDRESS</u>
DONALD L. ELLINGTON	8973 SW 15 Avenue Gainesville, FL 32607
RORY P. CAUSSEAU, Trustee of the Rory P. Causseaux Revocable Trust Dated 9-21-07	10214 SW 23 rd Avenue Gainesville, FL 32607

ARTICLE IX

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the LLC is 8973 SW 15 Avenue, City of Gainesville, County of Alachua, State of Florida 32607, and the name of its initial registered agent at such address is DONALD L. ELLINGTON.

ARTICLE X

RESTRICTIONS ON MEMBERSHIP

Members shall have the right to admit new members by the written consent of a majority in interest of the Members of the LLC. Contributions required of new members shall be determined as of the time of admission to the LLC.

A Member's interest in the LLC may not be sold or otherwise transferred except as shall be provided in the regulations adopted by the Members.

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member, or the occurrence of any other event that terminates the continued membership of a Member in the LLC, the LLC shall continue unless the Members, by unanimous vote, dissolve the LLC.

The undersigned, being the original member of the LLC, hereby certifies that the foregoing constitutes the proposed Articles of Organization of C & E OFFICE BUILDING, LLC, a Florida limited liability company.

ARTICLE XI

AMENDMENT TO ARTICLES OF ORGANIZATION

The Members of the LLC reserve the right to amend, alter, change or repeal any provision contained herein in the manner now or hereafter prescribed by law and all rights conferred upon the Members herein are granted subject to this reservation. Every such amendment shall be approved by a majority in interest of the Members of the LLC.

IN WITNESS WHEREOF, we have signed these Articles of Organization and acknowledged them to be our act this 14 day of October, 2009.

Donald L. Ellington
DONALD L. ELLINGTON, Member

Rory P. Causseaux
RORY P. CAUSSEAU, Trustee of the
Rory P. Causseaux Revocable Trust
Dated 9-21-07, Member

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 28th day of September, 2009, by DONALD L. ELLINGTON, Member, [] who has produced a driver's license issued within 5 years from date as identification; OR [☒] who is personally known to me; OR [] who produced Other: _____ as identification.

Carlene Cross
Notary Public
Printed Name:
Commission No.:

My Commission Expires:

(Affix Notary Seal)



STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this
14 day of October, 2009, by RORY P. CAUSSEAU, Trustee
of the Rory P. Causseaux Revocable Trust Dated 9-21-07, Member,
[] who has produced a driver's license issued within 5 years
from date as identification; OR [☒] who is personally known to
me; OR [] who produced Other: _____, as
identification.



Rita D. Worley
Commission # DD504288
Expires April 12, 2010
Bonded Troy Fair Insurance Inc. 800-365-7019

Rita D. Worley
Notary Public
Printed Name:
Commission No.:

My Commission Expires:

(Affix Notary Seal)

CERTIFICATE OF DESIGNATION OF REGISTERED
AGENT/REGISTERED OFFICE

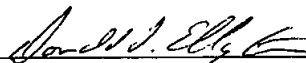
Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned Limited Liability Company submits the following statement in designating the registered office/registered agent, in the State of Florida:

(1) The name of the limited liability company is C & E OFFICE BUILDING, LLC

(2) The name and address of the registered agent and office is DONALD L. ELLINGTON, 8973 SW 15 Avenue, Gainesville, Florida 32607.

Having been named as registered agent and to accept service of process for the above-named 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.

Dated: Sept. 28, 2009.


DONALD L. ELLINGTON
Registered Agent