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T. CLINE

OCT 16 2009

EXAMINER



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Mary Merrell Bailey, Esq., Partner  
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David Pilcher, Esq., Partner

Janet M. Scott, FRP, Paralegal  
Benjamin D. Warren, FRP, Paralegal

October 9, 2009

Florida Department of State  
**Attn: Corporate Records Division**  
P.O. Box 6327  
Tallahassee, FL 32314

Re: 17 Beech Hill Property, LLC

Dear Sir or Madam:

Please be advised that this firm represents Ronald T. Walls who will be the manager of the limited liability company referenced above.

Enclosed please find the following documents for establishment of a new limited liability company:

1. Original Articles of Organization; and
2. Our firm's check in the amount of \$155.00 representing the filing fee of \$125.00 for the new LLC, \$30.00 for the certified copy of the Articles of Organization.

Please file the Articles to be effective upon filing and return a certified copy of the Articles to us in the envelope provided.

Should you have any questions concerning this matter, please feel free to contact me or my Paralegal, Ben Warren at your convenience. Thank you for your attention to this matter.

Sincerely,  
BAILEY ZOBEL PILCHER PLC

David Pilcher

DP/bdw  
enclosures as indicated  
cc: Ronald T. Walls

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# **Articles of Organization of the 17 Beech Hill Property, LLC**

## **A Florida Limited Liability Company**

### **Section 1.01 Introduction and Preliminary Statements**

The undersigned Organizer, desires to form a limited liability company pursuant to the Laws of the State of Florida by delivering to the Secretary of State of the State of Florida these Articles of Organization, in accordance with the provisions of Florida Limited Liability Company Act, hereinafter referred to as the "Act".

### **Section 1.02 Name**

The name of the limited liability company, referred to as the "Company", is:

17 Beech Hill Property, LLC,  
A Florida Limited Liability Company

### **Section 1.03 Duration**

The Company shall exist for a perpetual duration from the date of filing these Articles of Organization with the Secretary of State of the State of Florida, unless dissolved according to law.

### **Section 1.04 Objects and Purposes**

The nature of the business and the objects and purposes to be transacted, promoted or carried on, and for which the Company is organized, are as follows: to carry on and engage in and conduct any lawful business or investment activities, and exercise all of the powers, rights and privileges which a limited liability company organized under the Act may have and exercise.

### **Section 1.05 Principal Place of Business**

The principal place of Business of the Company is:

Physical Address:  
8310 Cherry Lake Road  
Groveland, Florida 34736

Mailing Address:  
8310 Cherry Lake Road  
Groveland, Florida 34736


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The name of the initial registered agent is Ronald T. Wall and the original registered address is as follows:

**Mailing Address:**  
8310 Cherry Lake Road  
Groveland, Florida 34736

I, Ronald T. Wall, a natural person and resident of Florida, accept the appointment as agent of 17 Beech Hill Property, LLC, a Florida Limited Liability Company, upon whom process, notices and demands may be served, whose principal place of business and records are located at the address stated above. I understand that as agent it will be my responsibility to receive service of process, to forward mail, and to immediately notify the Office of the Secretary of State in the event of my resignation or any changes in the Registered Office Address.

  
\_\_\_\_\_  
Ronald T. Wall, Registered Agent

**David Pilcher, Esquire, 610 S. Maitland Ave., Maitland, Florida 32751**

Additional contributions to the Company shall be made at such times and in such amounts as may be provided in the Operating Agreement.

The Company shall have the right to admit additional Members to the Company in accordance with the terms and conditions of the Company's Operating Agreement. Any Member who is subsequently admitted as a Member of the Company shall have all of the rights and obligations of a Member under the Operating Agreement. Any transferee of a Member's Interests in the Company shall be treated as an Assignee until such time as that transferee is admitted as an Additional or Substitute Member, if ever, in accordance with the terms of the Operating Agreement.

In the event of the death, disability, retirement, resignation, withdrawal, expulsion, or bankruptcy, of a Member, or the occurrence of an event, which terminates the continued membership of a Member in the Company, the remaining Members and Managers of the

Company shall have the right to continue the business of the Company in accordance with the terms of the Operating Agreement. In the event that the remaining Members and Managers fail to continue the business of the Company in accordance with the terms of the Operating Agreement, the Company shall be dissolved and liquidated in accordance with the provisions of the Act and the Operating Agreement.

### **Section 1.12 Operating Agreement and Authority**

The manner in which the Company conducts its business and affairs, the duties and authority of its Members and Managers and the rights and obligations of its Members and Managers to the extent not expressly required by and provided for in the Act, shall be set forth in the Operating Agreement adopted by the initial Members and Managers of the Company. Said Operating Agreement may from time to time be amended in accordance with the provisions contained therein.

### **Section 1.13 Management**

The business of the Company shall be conducted under the management of its Manager who shall have exclusive authority to act for the Company in all matters. The authorities and duties of the Manager will be set forth in the Operating Agreement. The name and address of the initial Manager are:

Ronald T. Wall  
8310 Cherry Lake Road  
Groveland, Florida 34736

### **Section 1.14 Indemnification and Liability**

The Company may, as determined by the Managers of the Company, indemnify and advance expenses to a Member, Manager, employee or agent of the Company in connection with any proceeding, to the extent permitted by and in accordance with applicable laws and statutes and the Act and the Operating Agreement of the Company.

### **Section 1.15 Transferability of Interest**

No interest in the Company may be transferred except as specifically set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF the undersigned forms this limited liability company this date:

Executed on Oct 9, 2009.

  
David Pilcher, Esquire, Organizer

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TALLAHASSEE, FLORIDA

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